OPPORTUNITY HOME SAN ANTONIO

REGULAR BOARD MEETING
MAY 1, 2024

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | May 1, 2024

At least four Commissioners will be physically present at this location, and up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Commissioners or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

CITIZENS TO BE HEARD

2. **Citizens to be Heard** at approximately 1:00 p.m. (may be heard after this time) Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster prior to 12:45 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English translator will be available to citizens needing translation.

   Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to Opportunity Home matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

PRESENTATION

3. Recognition of Vincent Robinson, former Commissioner of Opportunity Home San Antonio (Gabriel Lopez, Board Chair, Opportunity Home San Antonio)

MINUTES

4. Minutes
   - Approval of the March 27, 2024 Regular Board meeting minutes
   - Approval of the April 17, 2024 Operations and Real Estate Committee meeting minutes

CONSENT ITEM

5. Consideration and approval regarding Resolution 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed $679,075 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

INDIVIDUAL ITEMS

6. Consideration and approval regarding Resolution 6514, authorizing the proposed 2024-2025 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan (Richard Milk, Planning Officer)

7. Consideration and approval regarding Resolution 6523, accepting the Independent Auditor's Report for the year ended June 30, 2023 (Diana Kollodziej Fiedler, Chief Financial Officer; Aaron Sladek, Director of Finance and Accounting)

8. Discussion and possible action regarding Five Priorities and Other Related Topics:
    a. Development Partnerships including Voucher Strategies
    b. Maintenance, Resident Safety and Feedback
    c. Outstanding Rent Balances
    d. Waitlist Review
    e. Communication Strategy
    f. Other Related Topics

    (Brandee Perez, Chief Real Estate and Development Officer, Diana Fiedler, Chief Financial Officer, Michael Reyes, Public Affairs Officer, Muriel Rhoder, Chief Administrative Officer, Richard Milk, Planning Officer)

DISCUSSION ITEMS

9. Update and discussion regarding Section 3 and SWMBE (Muriel Rhoder, Chief Administrative Officer; George Ayala, Director of Procurement)

10. Update and discussion regarding development activities (Brandee Perez, Chief Real Estate and Development Officer)

11. President's Report
    - DSNR Receives Two NAHRO Awards of Excellence
    - 2024 Texas NAHRO Annual Conference Awards
    - CPF Grant Awards
    - San Antonio Business Journal People on the Move
    - EDI Director Featured By Affordable Housing News
    - Board Commissioner and EDI Director Complete Equity Fellowship Program
    - Virtual Equity Lunch Session with Palo Alto College Students
    - Solar Eclipse Glasses for Residents and Staff
    - Resident Town Hall
    - Tree Planting Workday at Garcia Street Urban Farm
    - Opportunity Home Podcast Makes Top Listener Chart
    - CLPHA's Spring 2024 Meeting
    - 2024 MTW Conference
    - 2024 NAHRO Washington Conference
    - Capitol Hill Outreach
    - Opportunity Home Fiesta Fundraiser
    - Opportunity Home Fiesta Medal
    - Spring Break STEM Camp

- Public Housing Celebrates Fiesta Events
- Restore Education Campus Ribbon Cutting Ceremony

COMING UP

- Mother's Day Celebration
- Father's Day Celebration

CLOSED SESSION

12. Closed Session

Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion and consultation with attorney regarding compensation review for the President and CEO and Executive Leadership Team
- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2024-2025

13. Adjournment

Posted on: 4/25/2024 05:00 PM

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.
"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."
"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:04 PM CDT on March 27, 2024. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:
Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Dalia Contreras, Janet Garcia, Estrellita Garcia-Diaz, Leilah Powell, and Vincent Robinson.

Adviser Present:
Doug Poneck, General Counsel.

Guests Present:
President and CEO Ed Hinojosa, Jr.; Aaron Sladek, Assistant Director of Finance and Accounting; and Miranda Castro, Director of Asset Management.

Interpreter, BCC Languages LLC.

Board Members Absent:
None.

Quorum:
A quorum was established with seven (7) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to speak. There was one (1) citizen who signed up to speak. One citizen spoke. No citizens ceded their time.

Presentation

III. Presentation

Presentation regarding the 2023 Financial and Compliance Audit Update (Aaron Sladek, Assistant Director of Finance and Accounting)

Minutes

IV. Minutes

Vice-Chair Casillas moved to approve the March 6, 2024, Regular Board meeting minutes and March 20, 2024, Operations and Real Estate Committee Meeting minutes. Commissioner Robinson seconded the motion. The motion carried with seven (7) in favor and none against by a voice vote.

Consent Items

V. Resolution 6513

Consideration and approval regarding Resolution 6513, authorizing (i) the sale by Opportunity Home San Antonio of three vacant lots located at 4262 W. Cesar Chavez Avenue, San Antonio, Texas 78237, 719 Runnels Avenue, San Antonio, Texas 78208, and 1323 North Walters Street, San Antonio, Texas 78202, (ii) the sale by San Antonio Housing Facility Corporation of a vacant lot located at 731 Runnels Avenue, San Antonio, Texas 78208, (iii) the expenditure of unrestricted funds (including, but not limited to, a portion of the proceeds of the sales) and all other actions necessary to effect such sales; and (iv) other matters in connection therewith (Miranda Castro, Director of Asset Management)

Main Motion Regarding Resolution 6513

Moved by Commissioner Powell. Seconded by Vice-Chair Casillas. The motion carried with seven (7) in favor and none against by a voice vote.

VI. Resolution 6516

Consideration and approval regarding Resolution 6516, authorizing the contribution of funds related to the sale of Artisan at Salado Falls and the pay off of debt; and other matters in connection therewith (Miranda Castro, Director of Asset Management)

Main Motion Regarding Resolution 6516

With no objections, the Board tabled Resolution 6516 for consideration and approval following Closed Session.

President's Report

VII. President's Report

- Commissioner Receives 2024 Texas NAHRO Award
- “Mi Casa, Su Casa” Resource Fair
- Women's History Month
- MTW Plan Conversations
- San Antonio Business Journal People on the Move
- Rental Assistance Program
- Haven for Hope's Community Resource Fair
- Justice, Equity, Diversity and Inclusion (JEDI) Workgroup Retreat
- Lease-Up Fair
- Executive Leadership Update
- Connect The Grid Press Conference
- District 10 Carnation and Candy Drop-Off

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

- Texas NAHRO Housing Choice Voucher (HCV) Specialist Training
- 45th Annual SA to DC Fly-in
- Beacon Communities and Operations Support Retreat
- Planning and Community Development Committee Update

COMING UP

- A Saturday Night Fever Fiesta — An Opportunity Home Fundraiser
- Any Baby Can 20th Annual Walk for Autism

Action Regarding Closed Session
Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 1:30 PM CDT.

VIII. Closed Session

Consultation with Attorney
Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion with attorney regarding Semi-Annual Litigation Update

Real Estate/Consultation with Attorney
Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Update and discussion with attorney regarding Horizon Pointe Development
- Discussion and consultation with attorney regarding the contribution of funds related to the sale of Artisan at Salado Falls and the pay off of debt

Personnel/Consultation with Attorney
Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2024-2025

Action Regarding Closed Session
The Board returned from Closed Session and Chair Lopez called the meeting to order at 4:05 PM CST.

Consent Items

OPPORTUNITY™ HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

VI. Resolution 6516

Consideration and approval regarding Resolution 6516, authorizing the contribution of funds related to the sale of Artisan at Salado Falls and the pay off of debt; and other matters in connection therewith (Miranda Castro, Director of Asset Management)

Main Motion Regarding Resolution 6516

Moved by Commissioner Garcia-Diaz. Seconded by Commissioner Powell. The motion carried with seven (7) in favor and none against by a voice vote.

Chair Lopez recessed the Regular Board meeting and entered into the Las Varas Public Facility Corporation and San Antonio Housing Facility Corporation meetings at 4:06 PM CDT.

The Board returned from recess and Chair Lopez called the meeting to order at 4:09 PM CST.

Point of Information

Chair Lopez identified five priorities for continued monitoring and discussion by the Board.

XII. Adjournment

Main Motion Regarding Adjournment

Moved by Vice-Chair Casillas. Seconded by Commissioner Robinson. The motion carried with seven (7) in favor and none against by a voice vote.

The meeting adjourned at 4:23 PM CDT.

ATTEST:

__________________________ ________________

Gabriel Lopez **Date**
Chair, Board of Commissioners

__________________________ ________________

Ed Hinojosa, Jr. **Date**
President and CEO

MINUTES OF OPPORTUNITY HOME SAN ANTONIO OPERATIONS AND REAL ESTATE COMMITTEE OR SPECIAL BOARD MEETING

I. Call to Order:

Committee Chair Casillas called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:04 PM CDT on April 17, 2024. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Dalia Contreras, Estrellita Garcia-Diaz, Leilah Powell, and Vincent Robinson.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Brandee Perez, Chief Real Estate and Development Officer; Diana Fiedler, Chief Financial Officer; Michael Reyes, Public Affairs Officer; Muriel Rhoder, Chief Administrative Officer; and Richard Milk, Planning Officer.

Vicky Cavazos-Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Janet Garcia.

Quorum:

A quorum was established with six (6) voting members present.

II. Citizens to be Heard

Citizens are provided three minutes each to speak to any agenda item. There was one (1) citizen signed up to speak; no citizens spoke or ceded their time.

Point of Information

Committee Chair Casillas presented President and CEO Ed Hinojosa, Jr. with the official 2024 Fiesta San Antonio poster.

Individual Items

III. Resolution 6517

Consideration and appropriate action regarding Resolution 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to

Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed $679,075 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

Main Motion Regarding Resolution 6517
Moved by Chair Lopez. Seconded by Commissioner Powell. The motion was carried with six (6) in favor and none against by a voice vote.

IV. Discussion and possible action regarding Five Priorities and Other Related Topics:

A. Development Partnerships including Voucher Strategies
B. Maintenance, Resident Safety and Feedback
C. Outstanding Rent Balances
D. Waitlist Review
E. Communication Strategy
F. Other Related Topics

(Brandee Perez, Chief Real Estate and Development Officer, Diana Fiedler, Chief Financial Officer, Michael Reyes, Public Affairs Officer, Muriel Rhoder, Chief Administrative Officer, Richard Milk, Planning Officer)

Main Motion Regarding Individual Item 4
With no objection, Committee Chair Casillas tabled Individual Item 4 for further consideration following Closed Session.

Action Regarding Closed Session
Attorney Doug Poneck read the Board into Closed Session.

Committee Chair Casillas recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 2:19 PM CDT.

VII. Closed Session
Consultation with Attorney
Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Consultation with attorney regarding rent collections

Action Regarding Closed Session
The Board returned and called the Operations and Real Estate Committee meeting to order at 3:02 PM CDT.

Action Regarding Individual Item 4
The Board resumed its action relative to Individual Item 4.

OPPORTUNITY™ HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

IV. Discussion and possible action regarding Five Priorities and Other Related Topics:
A. Development Partnerships including Voucher Strategies
B. Maintenance, Resident Safety and Feedback
C. Outstanding Rent Balances
D. Waitlist Review
E. Communication Strategy
F. Other Related Topics
(Brandee Perez, Chief Real Estate and Development Officer, Diana Fiedler, Chief Financial Officer, Michael Reyes, Public Affairs Officer, Muriel Rhoder, Chief Administrative Officer, Richard Milk, Planning Officer)

Discussion Items

V. Update and discussion regarding development activities (Brandee Perez, Chief Real Estate and Development Officer)

VI. Update and discussion regarding Section 3 and SWMBE (Muriel Rhoder, Chief Administrative Officer; George Ayala, Director of Procurement)

Main Motion Regarding Discussion Items
With no objections, the Board tabled Discussion Items 5-6 for consideration at a future meeting.

Action Regarding Closed Session
Attorney Doug Poneck read the Board into Closed Session.

Committee Chair Casillas recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 4:41 PM CDT.

VIII. Closed Session
Real Estate/Consultation with Attorney
Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).
- Discussion and consultation with attorney regarding development opportunities

Consultation with Attorney
Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).
- Consultation with attorney regarding rent collections

Personnel/Consultation with Attorney

OPPORTUNITY™ HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion and consultation with attorney regarding compensation review for the President and CEO and Executive Leadership Team
- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2024-2025
- Discussion and consultation with attorney regarding Board members roles and responsibilities

Action Regarding Closed Session
The Board returned and called the Operations and Real Estate Committee meeting to order at 5:50 PM CDT. Commissioner Contreras and Commissioner Powell did not return after Closed Session.

REPORT

- Procurement Activity Report

RESOURCE

- Developments Overview Table

IX. Adjournment

Main Motion Regarding Adjournment
Moved by Commissioner Garcia-Diaz. Seconded by Commissioner Robinson. The motion was carried with four (4) in favor and none against by a voice vote.

The meeting adjourned at 5:50 PM CDT.

ATTEST:

_________________________ _______________

Gabriel Lopez **Date**
Chair, Board of Commissioners

_________________________ _______________

Ed Hinojosa, Jr. **Date**
President and CEO

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6517, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR REBUILD/MODERNIZATION AT PECAN HILL APARTMENTS TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED $679,075

DocuSigned by: Ed Hinojosa Jr D7D40F73613F4FA...	DocuSigned by: [signature] 23FA86FCE5954A7...	DocuSigned by: Hector Martinez ABBB9B06757A4D5...
Ed Hinojosa, Jr. President and CEO	**George Ayala** Director of Procurement	**Hector Martinez** Director of Construction Services and Sustainability

REQUESTED ACTION:

Consideration and approval regarding Resolution 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed $679,075.

SUMMARY:

Pecan Hill Apartments, located in City Council District 1, on the outskirts of Alamo Heights, was built in 1979 and is a three-story, Senior/Disabled development comprised of 100 units, including 18 Efficiencies, 78 one-bedroom, and 4 two-bedroom apartments.

Staff requests your approval for Otis Elevator Company to perform one (1) full elevator demolition and rebuild-modernization. One of the two existing elevators was taken offline and closed due to severe structural foundation movement of the elevator shaft structure. This elevator shaft was found to have been built after the main structure was built, and not properly attached to the main structure. Expansive soil conditions and seasonal drought or wet weather will cause soils to expand and contract accordingly, and this elevator had such foundation shifting and separation that it was deemed unsafe and unable to function.

The demolition and modernization of the elevator, including doors and cabs, will provide several benefits, including safety and fire protection improvements, as well as upgraded and improved reliability of the elevator for moving residents up and down the building. The estimated time for completion of this project is approximately one year, including manufacturing and fabrication, delivery, demolition, and construction of the new elevator shaft building structure and elevator. Please note the property has one existing, functioning elevator that will remain in service at all times.

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Purchasing Cooperatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

Once the lead public agency has awarded a contract with the vendor, participating Public Agencies in need of similar products and services are able to make purchases through the Omnia Partners contracts. This ensures that the same terms and conditions of the lead agency's awarded contract apply to the participants. Opportunity Home is currently a member of Omnia Partners, a nationwide purchasing cooperative.

On April 24, 2019, the University of California, as the Principal Procurement Agency, issued RFP #000289-APR2018 to establish national cooperative contracts for Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization that closed on June 3, 2019. The University of California, through OMNIA Partners, Public Sector awarded several contracts, one of which was to Otis Elevator Company (Contract #2019001563) that was effective October 1, 2019. The contract has an Initial five (5) year term from October 1, 2019, through September 30, 2024, with the option to renew for five (5) additional one (1) year periods through September 30, 2029.

COMPANY PROFILE:
OTIS Elevator Company was established in 1953 and is headquartered in Farmington, Connecticut. They have Texas office locations in Amarillo, Austin, Beaumont, Dallas, El Paso, Ft. Worth, Houston, Lubbock, Midland, and San Antonio. They are a global manufacturer of vertical transportation systems, primarily focusing on elevators, moving walkways, and escalators.

Services provided by this company under their cooperative award include, but are not limited to, full and partial maintenance services modernization, repair and new equipment installations, complimentary onsite surveys of equipment, 1-year warranty after the completion of installation for all modernizations and new equipment, free web-based training, specialized account assessments, enhanced communication and coordination with local OTIS offices, and specialized reporting.

PRIOR AWARDS:
OTIS Elevator Company is currently under contract with Opportunity Home for monthly elevator maintenance and repair services, and elevator emergency response and repair services. Otis Elevator Company has received contract awards for elevator modernizations at Fair Avenue Apartments, Parkview Apartments, and Villa Tranchese Apartments. They have also performed a structural remediation of the elevator shaft at Pecan Hill Apartments. This vendor has performed satisfactorily under all awarded contracts.

CONTRACT OVERSIGHT:
Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance.

STRATEGIC OUTCOMES:
Opportunity Home residents live in quality affordable housing.

Opportunity Home residents feel safe.

ATTACHMENTS:

Resolution 6517
Slides

Opportunity Home San Antonio
Resolution 6517

RESOLUTION 6517, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR REBUILD/MODERNIZATION AT PECAN HILL APARTMENTS TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED $679,075

WHEREAS, due to a severe structural foundation movement of one of the elevator shaft structures at Pecan Hill Apartments, Opportunity Home requires the services of a vendor to perform an elevator rebuild and modernization; and

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies; and

WHEREAS, the University of California, through OMNIA Partners, Public Sector awarded a contract to Otis Elevator Company (Contract #2019001563) for Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization that was effective October 1, 2019 through September 30, 2024; and

WHEREAS, staff requests your approval to award a contract to Otis Elevator Company through their OMNIA Partners, Public Sector contract to perform a full elevator demolition and rebuild-modernization at Pecan Hill Apartments.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

1) Approves Resolution 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed $679,075.

2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 1st day of May 2024.

____

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

____

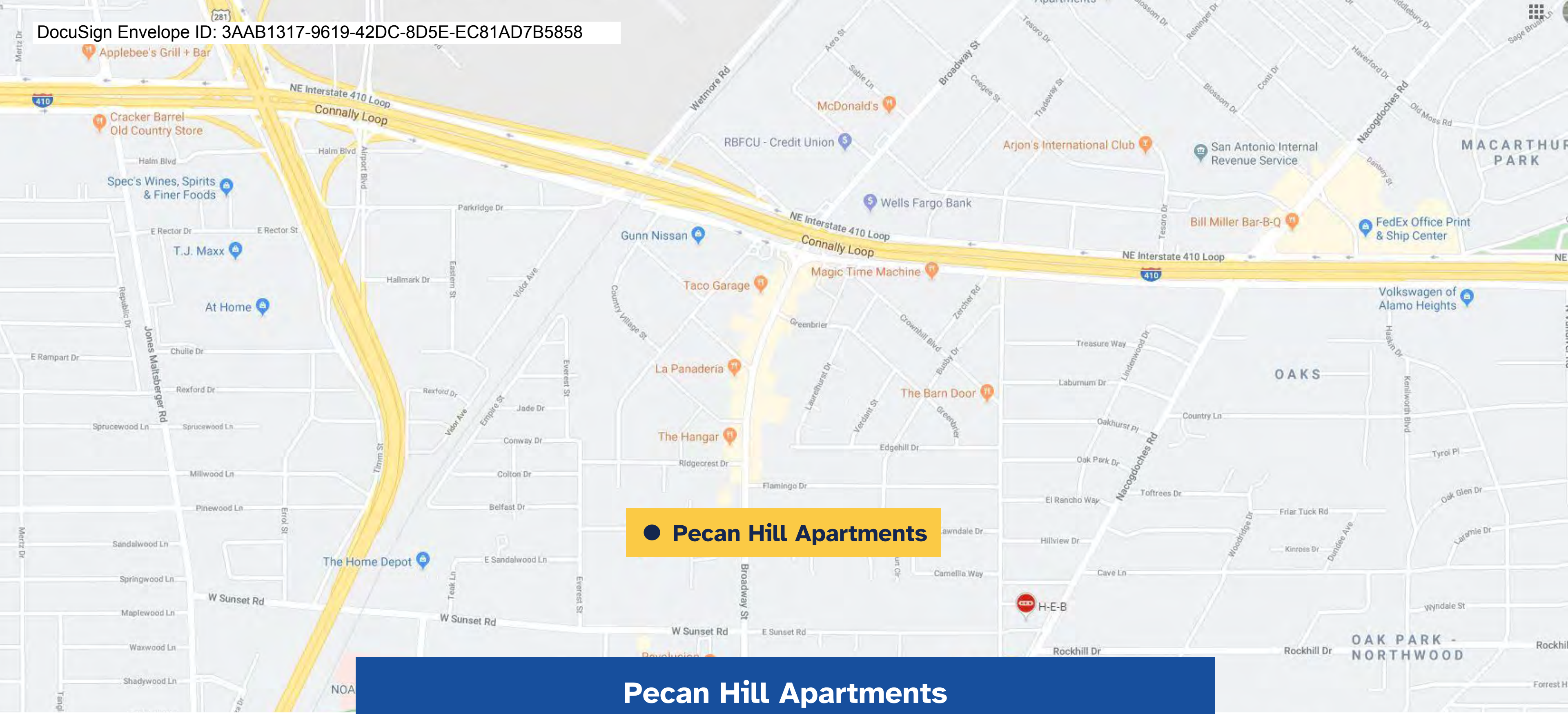
Ed Hinojosa, Jr.
President and CEO

Pecan Hill Apartments Elevator Modernization

George M. Ayala
Director of Procurement

Hector Martinez
Director of Construction Services and Sustainability

OPPORTUNITY HOME SAN ANTONIO



Pecan Hill Apartments
1600 W. Lawndale Drive

OPPORTUNITY™ HOME SAN ANTONIO

Pecan Hill Apartments
1600 W. Lawndale Drive

OPPORTUNITY HOME SAN ANTONIO

Pecan Hill Apartments

Pecan Hill Apartments

OPPORTUNITY™ HOME SAN ANTONIO

Pecan Hill Apartments Elevator Modernization

Procurement Process

OPPORTUNITY™ HOME SAN ANTONIO

Procurement Process

Solicitation Process

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

Opportunity Home is currently a member of Omnia Partners, a nationwide cooperative program.

This cooperative awarded a contract for **Elevator Services, Repair, Maintenance, Inspection/Testing, Parts,** and **Modernization** to Otis Elevator Company that was effective October 1, 2019 to September 2024, with the option to renew for five additional one-year periods through September 2029.

Staff are recommending a contract award to Otis Elevator Company. They have performed satisfactorily on all previously awarded contracts.

Procurement Process

Financial Impact

The current award recommendation for elevator demolition and rebuild modernization at Pecan Hill Apartments is not expected to exceed an amount of **$679,075**.

Award includes the following:

- Full elevator demolition and rebuild modernization
- Estimated time for completion is 45 weeks

OPPORTUNITY™ HOME SAN ANTONIO

Questions?

OPPORTUNITY HOME SAN ANTONIO

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6514, AUTHORIZING THE PROPOSED 2024-2025 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), THE CAPITAL FUND PROGRAM PLAN (CFP), THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN

DocuSigned by:
Ed Hinojosa Jr
D7D46F73613F4FA...
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Richard Milk
F4072AFE1EF147D...
Richard Milk
Planning Officer

REQUESTED ACTION:
Consideration and approval regarding Resolution 6514, authorizing the proposed 2024-2025 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan.

SUMMARY:
The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to submit a five-year plan and a business plan annually, commonly referred to as the Agency Plan(s). Due to Opportunity Home's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as Opportunity Home's Agency Plan. The MTW Plan includes the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), and the Capital Fund Program Plan. The MTW Plan also describes Opportunity Home's policies, programs, operations, strategies, and flexibility in meeting the local housing needs and goals.

Opportunity Home is on track to complete the 2024-2025 Agency Plan in time for submission to HUD on May 10, 2024.

Proposed Changes to MTW Housing Stock, Leasing, and Waiting Lists
- MTW baseline is expected to increase from 18,170 to 18,244.
    - No changes are proposed for Public Housing
    - 74 tenant-based vouchers currently under review by HUD are anticipated to be added to the voucher baseline
    - Commitment of existing voucher resources to support 125 project-based vouchers for permanent supportive housing and other projects
- Public Housing occupancy is expected to continue with minimal changes.
- Voucher leasing utilization is expected to continue until meeting the budgeted planned vouchers, 10,800.
- Leasing for local non-traditional units is expected to increase in the coming fiscal year due to an additional four properties.

- There are over 100,000 households on any of the organization's waitlists -- Demand is expected to remain high in 2025.
- The Organization plans to transition away from site-based project-based voucher waitlists and conduct additional waitlist maintenance in the coming fiscal year.
- Public Housing waitlists are the only waitlists that are planned to be open.

Proposed new activities

- Opportunity Home is not proposing any new strategies using regulatory waivers.

Proposed changes to existing activities

- Opportunity Home is proposing to amend one existing activity. Under Opportunity Home's broader uses of funds authority, Attachment D, the Organization may use MTW funding for local, non-traditional purposes providing that the activities meet the requirements of the MTW statute and comply with PIH 2011-45. In addition to using funding for housing preservation and expansion, the organization is adding the flexibility to use funding to provide services only. Funding allocation would happen during the budget process and be pursued to support future potential partnerships. For example, providing light touch services to those waiting on a housing waitlist, but not receiving housing assistance. (See Activity titled: FY2011-1e | Local, Non-Traditional Uses of MTW Funds for Preservation/Expansion of Housing and Service Provision)

Revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan (Admin Plan)

- The U.S. Department of Housing and Urban Development (HUD) recently published the final rule of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), prompting significant changes to various HUD programs, including Public Housing and Housing Choice Voucher (HCV), also known as Section 8. As a result of HOTMA, many policies and procedures within Opportunity Home's Public Housing and HCV programs are being updated to comply with the new regulations. HOTMA updates will be effective January 1, 2025 for Opportunity Home.
- The proposed revisions to the Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan are aimed at accomplishing the following objectives:
    - Accurately reflect federal regulations, state regulations, and local law
    - Improve problematic policies
    - Eliminate redundancies and contradictions
    - Reduce unnecessary resource expenditures
    - Accommodate the needs of residents across Opportunity Home's multiple Public Housing communities and Housing Choice Voucher program
- Proposed changes
    - Discrimination Complaints: Sections 2.1.C Discrimination Complaints, 2.1.D Complaints under the Equal Access Final Rule, and 2.1.E VAWA Complaint Processing were updated to align with the HUD Respondent Obligations in Fair Housing Investigations Interactive Diagram, Equal Access Final Rule [Notice PIH 2014-20] and Notice FHEO 2023-01.
    - Family Consent to Release of Information (HUD-9886-A): Sections 3.2.D and 7.1.A were updated to include new HOTMA requirements regarding the Authorization for Release of Information, form HUD-9886-A. The revised section provides information on penalties for failing to sign the release of financial information to

Opportunity Home. Opportunity Home has opted to deny admission/terminate tenancy for applicants and residents who revoke or fail to consent to release financial information.

- Use of Other Programs' Income Determinations: Section 7.1.B was updated to include new HOTMA requirements regarding Safe Harbor determinations. The new section provides information on the allowed means-tested federal public assistance programs Opportunity Home can accept. Opportunity Home has opted out of using income determinations from other programs in the public housing program. The Assisted Housing Programs will use other programs' income determinations when available.
- EIV Income and IVT Reports: Section 7.1.C includes new HOTMA requirements that allow Opportunity Home to determine when Enterprise Income Verification (EIV) and Income Verification Tool (IVT) reports are required for income verification. Public Housing has opted to review income EIV and IVT reports at annual reexamination for all residents. The Assisted Housing Program has opted to review income EIV and IVT reports, except in cases where Safe Harbor verification from another means-tested federal assistance program is used.
- EIV + Self-Certification: Section 7.1.F includes language allowing Opportunity Home to accept EIV and a family's self-certification as employment income verification, provided the family agrees with the amounts listed in EIV.
- Self-Certification of Net Family Assets: Sections 7.3.F of the ACOP and 7.3.E of the Admin Plan add new HOTMA requirements that allow Opportunity Home to accept self-certification from a family for certification of real property ownership and net assets totaling $50,000 or less. Opportunity Home has opted to accept self-certification for both cases.
- Nonrecurring Income: Section 7.3.E adds new HOTMA requirements that allow Opportunity Home to accept self-certification from a family for nonrecurring income. Opportunity Home has opted to accept self-certification of this form of income.
- Third-Party Verification of Social Security Numbers: Sections 7.2.B of the ACOP and 17.2.A of the Admin Plan is updated to include language that allows Opportunity Home to accept third-party documents and self-certification of an applicant or participant's Social Security Number (SSN) when all other attempts to obtain that information have been unsuccessful.
- Other Permitted Reasons for Denial of Admission: Section 3.3.D was updated to allow Opportunity Home to deny admission to Public Housing or HCV when applicant families have been terminated from federally assisted housing in the last three years.

Revisions to the Family Self-Sufficiency (FSS) Program Action Plan

- Opportunity Home is not proposing any changes.

Asset Management Plans

Preservation

- **Public Housing:** Over the next five years, the Organization plans to invest approximately $71 million in capital repairs to extend the useful life of 24 properties and approximately 3,904 housing units.
- **Beacon:** In the coming years, the Organization plans to invest approximately $22

million in capital repairs to extend the useful life of 22 properties and approximately 3,458 units in the Beacon Communities portfolio. In addition, this portfolio will be expanded as properties in the Organization's Partnership portfolio come to the end of their 15-year affordability period and transition ownership to Opportunity Home. As a result of these property transitions, the capital plan is expected to change to include these new properties.

Expansion

- The organization has constructed 1,260 new units awaiting permanent financing — 76% are affordable at 80% AMI or below.
- An additional 1,037 units are in the construction pipeline and expected to be completed — 83% are affordable at 80% AMI or below.

MTW TIMELINE

- February: Draft MTW Plan posted for public comment
- March: Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
- March-May: Consideration and appropriate action by the Board of Commissioners and submission to HUD
- May-June: Address HUD questions
- July: Initiate implementation of the MTW Plan

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6514
MTW Plan
Slide Deck

Opportunity Home San Antonio
Resolution 6514

RESOLUTION 6514, AUTHORIZING THE PROPOSED 2024-2025 MOVING TO WORK (MTW) AGENCY PLAN, INCLUDING REVISIONS TO THE MTW PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN), THE CAPITAL FUND PROGRAM PLAN (CFP), THE FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio, a public instrumentality created pursuant to the laws of the State of Texas must approve the 2024-2025 Moving to Work (MTW) Agency Plan for fiscal year 2024-2025, including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program (CFP), and the Family Self-Sufficiency (FSS) Program Action plan; and

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio also desires to authorize the submission of the 2024-2025 MTW Agency Plan to the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, the Board further desires to authorize the Chairman and the President and CEO to execute and submit to HUD such certifications and other documents that they deem necessary or advisable in connection with the submission of the MTW Agency Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

1) Approves Resolution 6514, authorizing the proposed 2024-2025 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan; and

2) Authorizes the Board Chair and President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2024-2025 MTW Plan to HUD.

Passed and approved this 1st day of May 2024.

____

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

____

Ed Hinojosa, Jr.
President and CEO

PROPOSED

Annual **MTW PLAN**

Fiscal Year 2024-2025

July 1, 2024 to June 30, 2025

Formerly San Antonio Housing Authority

OPPORTUNITY HOME SAN ANTONIO

A COMMUNITY OF POSSIBILITIES

Document submission date:
MTW Plan DRAFT Released For Public Comment: February 14, 2024
MTW Plan DRAFT Submitted to HUD for review: May 10, 2024
Final MTW Plan Submitted to HUD for approval:
Final MTW Plan Approved by HUD:

Section I | Introduction

Section I. A. | Table of Contents

Section I. B. | Overview of Short-term and Long-Term MTW Goals and Objectives

Opportunity Home San Antonio provides housing to over 62,500 children, adults, and seniors through four housing portfolios – Public Housing, Housing Choice Vouchers, Beacon Communities, and other communities in partnership with non-profit entities and other agencies. Opportunity Home currently employs over 600 people and has a total annual operating budget of $258 million. Existing real estate assets are valued at over $500 million.

Opportunity Home's involvement with Moving to Work (MTW) dates back to May 2000, when Opportunity Home implemented its initial MTW demonstration program in three Public Housing communities: Mission Park Apartments, Wheatley Courts, and Lincoln Heights Courts. In 2009, Opportunity Home signed an amended and restated agreement with the U.S. Department of Housing and Urban Development (HUD) to make the MTW demonstration an organization-wide program.

The MTW designation provides Opportunity Home with the flexibility to design and test innovative approaches to enhance the organization's programs. The MTW designation also provides funding flexibility by combining Public Housing operating subsidies, Capital Fund Program (CFP) grants, and Housing Choice Voucher (HCV) program subsidies into a single fund block grant.

Strategic Plan Summary

The organization's strategic plan describes the organization's priorities for the next five years. It also describes how those priorities connect to a shared understanding of the environment in which the organization works (theory of change), the impact of the organization's work on the broader community, questions that are critical to research, and annual implementation strategies.

Guiding Statements

- **Vision**: Compassionate, equitable, and vibrant communities where people thrive
- **Mission**: Improve the lives of residents by providing quality affordable housing and building sustainable, thriving communities.
- **Impact Statemen**t: The San Antonio area has a high quality of life where all are thriving -- starting with Opportunity Home residents.
- **Values:** The Organization has adopted a set of core values.
    - **Equity**: Opportunity Home delivers services in a manner that creates fair outcomes, not just equal opportunities. Equity ensures that systems -- policies, programs, and rules -- do not create unfair results.
    - **Compassion**: Opportunity Home delivers services in a manner that relieves suffering and improves the quality of life of residents.
    - **Excellence**: Opportunity Home delivers services in a manner that sets high

standards and improves continuously

Long-term Priority Outcomes

The strategic plan focuses on priority outcomes for three key populations: current and potential residents, employees, and community partners. Priority long-term outcomes have been identified for each population and specific short- to medium-term outcomes developed to guide implementation. The following list includes outcomes and strategies that are in various stages of implementation, including active, under discussion, or in development. The list also incorporates five priorities recently identified by the Board of Commissioners:

- Development, partnership, and voucher strategy
- Maintenance and resident safety
- Past due rent
- Waitlist
- Communication strategy

Resident Outcomes

1. Residents have a high quality of life
    a. Residents graduate from high school
    b. Residents secure and maintain suitable employment
    c. Residents are able to live at their desired level of independence
    d. Residents are able to age in place

2. Resident race/ethnicity does not determine housing assistance or support service outcomes (Equity)
    a. Policies, processes and performance evaluations are equitable
    b. Residents are aware of and understand equity, and how it impacts them
    c. Organizational culture reflects / advances equity
    d. Opportunity Home is recognized as a national equity leader
    e. Opportunity Home is recognized as an equity leader locally
    f. Residents live in units that are designed for accessibility and aging in place

3. Residents feel safe
    a. Social cohesion: develop trust and reciprocity
    b. Centralized data management: Employees collect, analyze, and act on safety data in the context of larger trends at program or organizational level
    c. Resident and employee health and safety are not repeatedly threatened by other residents' criminal activity or serious lease violations

4. Residents live in quality homes
    a. Preventative schedules are in place and are followed
    b. Maintenance effectively addresses ongoing work orders
    c. Maintenance effectively prevents unscheduled, avoidable issues

   d. Capital improvement plan is in place and is based on physical needs assessment / extends useful life of existing assets

5. Residents have meaningful housing choice
   a. Residents have the resources to make informed decisions (do not lack information about feasibility, pros/cons, processes) including knowing what choice they have (do not lack information about existing options)
   b. Residents have the resources to follow through on their decisions (tradeoffs and costs are mitigated or addressed)
   c. Residents' choices are not limited by the quantity of housing units affordable to them

6. Residents experience compassionate customer service that relieves suffering and improves their quality of life
   a. Residents experience effective service
   b. Residents experience simple and easy service
   c. Residents experience clear and accessible service
   d. Residents experience efficient service
   e. Residents experience equitable service
   f. Residents experience warm and professional service

Residents behind on rent

1. Residents behind on rent have meaningful housing choice
2. Protected class / identify of residents behind on rent does not determine housing assistance or support service outcomes
3. Residents behind on rent experience compassionate customer service

Waitlist households outcomes

1. Waitlist households secure housing assistance quickly
2. Waitlist ELI households (<30% AMI) have meaningful housing choice
3. Waitlist household race does not determine housing assistance or support service outcomes

Other low-income household outcomes

1. ELI (<30% AMI) households [who are not currently residents or on waitlist] have meaningful housing choice

Employee Outcomes

1. Employees thrive at work
   a. Employees recommend Opportunity Home as a great place to work
   b. Opportunity Home promotes and encourages employee wellness

   c. Leadership Development
   d. Personal and Professional Development and Training
   e. Employee performance / teamwork

2. Employees manage data effectively
   a. Improve Data Governance
   b. Improve Data Literacy
   c. Improve Data Quality
   d. Improve Data Access Management
   e. Improve IT Data Management

3. Employees' internal customer experience is compassionate, improves work experience, and supports a good work life balance
   a. Employees experience effective service
   b. Employees experience simple and easy service
   c. Employees experience clear and accessible service
   d. Employees experience efficient service
   e. Employees experience equitable service
   f. Employees experience warm and professional service

Community Outcomes

1. Community trusts Opportunity Home
   a. Public opinion and narrative of us is positive
   b. Community provides guidance for policy and procedure
   c. Community has a direct focal point to engage with the organization
   d. New potential partners learn about opportunities to serve residents
   e. External audiences receive a consistent message
   f. Neighbors (community) in adjacent apartments walk more / feel safer to walk / use park more

2. Community invests in Opportunity Home's mission
   a. Partners value robust partnerships with Opportunity Home
   b. Employees are aware of internal news and information
   c. Employees are ambassadors for the organization
   d. Policymakers create public policy that benefits org and residents
   e. Secure annual allocation from local and state gov budgets
   f. Community is aware of Opportunity Home resources and programs (successes) through Resident ambassador outreach
   g. Resident ambassadors communicate their story to Community
   h. Partners and service providers easily identify populations, properties, and/or programs to work with and/or invest in

3. [Sustainability]: Community's economy and health outcomes are sustained and improved for future generations
    a. TBD

Priority Monitoring

1. Income generated
2. Utilization & Occupancy
3. MTW STS Compliance
4. Strategy Management
    a. Focus efforts on organizational priorities
    b. Align position and department goals to organizational priorities
    c. Adjust strategy and execution when off track
    d. Develop strategy based on valid assumptions
    e. Ensure employees are knowledgeable about & engaged in organizational priorities
    f. Accomplish ad hoc strategic objectives
    g. Leverage connections between strategic plan and data governance, budget, IT, and HR
    h. Ensure employees can quickly find and operationalize information

Strategy Management

In FY2023, Opportunity Home formalized aspects of the strategy management function throughout the organization. A three-tier scorecard was developed and implemented at Tier 1 and Tier 2. Tier 1 describes organizational priorities, while Tier 2 describes departmental priorities. Tier 3, scheduled to be implemented in the next two years, will focus on individual (position) priorities.

The strategic plan is continuously updated through a process that periodically assesses the following plan elements in light of new information:

1. Theory of Change
2. Guiding Statements (Vision, Mission, Impact)
3. Navigation: Outcomes, Indicators, Targets, Strategies
4. Impact: Neighborhood, Local Economy, Social
5. Performance Monitoring: Operational, Financial, Resident

Section II | General Operating Information

Section II. A. | Housing Stock Information

Section II. A. i. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

ASSET MANAGEMENT PROJECT (AMP) FILL IN NAME AND NUMBER	0/1 Bdm	2 Bdm	3 Bdm	4 Bdm	5 Bdm	TOTAL UNITS	POPULATION TYPE**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing / Vision)
N/A									

Total Public Housing Units to be Added in the Plan Year:	**0**

* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf

** Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type" is "Other" please describe:

NA

Section II. A. ii. Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
NA	NA	NA
TOTAL: Public Housing Units to be Removed in the Plan Year	**0**	

Section II. A. iii. Planned New Project Based Vouchers

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year.

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
Permanent Supportive Housing (PSH) Project	25	No	The organization plans to engage with partners on possibly allocating PBVs at PSH projects
PSH / Other Projects	100	No	
TOTAL: Planned new Project Based Units in Plan Year	**125**		

Section II. A. iv. Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Gardens at San Juan	31	Leased / Issued	No	Mixed-income Community
East Meadows	8	Leased / Issued	No	Initial phase of Choice Neighborhood
Wheatley Park Senior	36	Leased / Issued	No	Final phase of Choice Neighborhood
Woodhill	88	Leased / Issued	No	Beacon Community - 10 support Next Step Housing Program (FY21-1 Activity) & 25 support VASH PBVs (Note: VASH PBVs are not funded through MTW and are only subject to specific MTW policies per HUD approval), 53 units to support the Family Homeless Program

Rosemont at Highland Park	20	Leased / Issued	No	Beacon Community - supports Family Homeless Referral Program (FY15-3 Activity)
Total: Planned Existing Project-Based Vouchers	**183**			

Section II. A. v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR

The organization has applied for 74 tenant protection vouchers and is pending HUD approval.

Springview (TX006000031) - 202 Garcia St and 700 Garcia St (Sheriff's Annex and Surrounding Vacant land) and 25 units (18 (Bldg B) and 7 (Bldg C) were moved to offline status on June 27, 2023 moved to offline due to current unit conditions. Environmental reviews are being completed and will move forward with demolition. Future use will be determined at a later date.

The organization will be obtaining HUD approval to dispose of public housing real estate. This disposition is planned for FY2025.

- Victoria Plaza/OP Schnabel TX006000008
  - Victoria Commons, YMCA building located at 440 Labor Street, San Antonio, Texas 78210
    - The organization obtained HUD approval to dispose of real estate, there are no existing PH units. The units that will be created will be for sale market rate townhomes. The revenue received from the sales will go towards future affordable housing.
  - Victoria Commons Administration Building located at 400 Labor Street, San Antonio, Texas 78210
    - The organization will be obtaining HUD approval to dispose of real estate, there are no existing PH units. The building may be swapped with the City of San Antonio for another parcel of vacant land that can be utilized to create affordable housing or developed into mixed-use that consists of affordable housing and leased space.

Local, non-traditional units - the Organization has several new developments under construction that will increase the Organization's LNT portfolio. In addition, the Organization is pursuing other new construction developments and preservation of non section 8/9 affordable units in its Beacon portfolio that may include MTW investment. The organization will report on any actions taken in a subsequent MTW Report. The Organization's preservation and expansion activities are also under Section 4, Activity FY2011-1e and listed in Appendix E, Asset Management Plan.

Section II. A. vi. General Description of All Planned Capital Expenditures During the Plan Year

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR

The organization's capital expenditures during the plan year will be dedicated to capital improvement projects, A/E related costs, construction management fees, and operating-administration costs throughout the public housing portfolio. The capital plan will address Life-Safety repairs, comprehensive modernization and substantial renovations at several public housing developments. Other capital projects may be added based upon capital planning efforts in addition to the results of the physical needs assessment study was completed in 2022.

Property	Budget ($)	Description
PHA Wide	2,000,000	Ph.II Intrusion Protection/Security Cameras
Alazan-Apache	581,000	Admin. Building Roof / Foundation
Blanco	2,500,000	Housing Related Hazard Improvements
Blanco	500,000	Burn Restoration
Cassiano	4,800,000	Lead Based Paint Project
Fair Avenue	1,000,000	Elevator Modernization
Highview	3,700,000	PNA Substantial Renovations
Lincoln Heights	1,000,000	PNA Substantial Renovations
Lincoln Heights	4,700,000	Lead Based Paint Project
Matt Garcia	2,000,000	Housing Related Hazard Improvements
Matt Garcia	500,000	Burn Restoration
Mission Park	TBD	Lead Based Paint Project
Olive Park	1,500,000	PNA Substantial Renovations
Riverside	700,000	Lead Based Paint Project
Riverside	TBD	PNA Substantial Renovations
Springview	140,000	S&S Solar Lights, Security Cameras
Springview	800,000	Drainage Improvements/Roof Replacement/HVAC
Victoria Plaza	4,000,000	Roof Replacement
Villa Hermosa	100,000	Burn Restoration
Villa Tranchese	120,000	S&S Camera, Intrusion Control System
Village East	1,500,000	PNA Substantial Renovations
Total	**32,141,000**	

Section II. B. | Leasing Information

Section II. B. i. Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLD TO BE SERVED**
MTW Public Housing Units Leased	69,924	5,827
MTW Housing Choice Vouchers (HCV) Utilized	129,600	10,800
Local, Non-Traditional: Tenant-Based^	NA	NA
Local, Non-Traditional: Property-Based^	28,800	2,400
Local, Non-Traditional: Homeownership^	NA	NA
Planned Total Households Served:	**228,324**	**19,027**

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.
***"Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.
^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

Local, Non-traditional Category	MTW Activity Name/Number	Planned Number Of Unit Months Occupied/Leased*	Planned Number Of Household To Be Served**
Tenant-based		NA	NA
Property-Based		28,800	2,400
Homeownership		NA	NA

* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category, if applicable.

Section II. B. ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	Increases in homelessness and criminal activity at PH properties may impact leasing, as vacant units made ready for leasing are frequently broken into and vandalized, and the appliances are stolen. This causes us to expend more time and resources than usual to lease a unit. Furthermore, the costs of vendor-provided make ready services and supplies have increased dramatically since after COVID. Opportunity Home continues to develop strategies in response to these challenges. At properties where vacant unit break-ins occur most often, the maintenance staff fabricate and install security doors and window covers to protect the unit from break-ins, or they remove appliances from the unit and store them in a secure area and reinstall them right before the unit is ready to be leased. We continue to explore ways to

	better utilize our staff to reduce the need for costly vendor-provided services.
MTW Housing Choice Voucher	The organization has increased voucher utilization substantially during FY2024. The organization continues to experience difficulties in retaining qualified individuals to these positions. The introduction of the new AHP trainer helped improve staff retention, but various outside factors continue hindering the retention. A shift in roles of newly hired staff members have been promoted to various positions outside the department and staff ending their employment unexpectedly. AHP continues to work with local staffing agencies to fill temporary vacancies to assist in customer service and Housing Assistance Specialist positions. AHP landlord recruitment is an ongoing effort that includes numerous outreach events. These events focus on providing potential and existing landlords with up-to-date information on the HCV program while informing them of the benefits of partnering with Opportunity Home. For improvement to landlord communication, AHP created a video resource for landlords detailing the requirements to pass a Housing Quality Standards (HQS) inspection. This video was developed as a resource for landlords to use, ensuring they pass HQS inspections the first time.
Local, Non-Traditional	None.

Section II. C. | Waiting List Information

Section II. C. i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
Housing Choice Voucher	Community-wide	17,141	Closed	No
Accessible Unit Public Housing	Community-wide; For applicants who require a 504 accessible unit	1,631	Open	N/A
Elderly Mix Public Housing	Community-wide; For applicants who are 62 and above or who have a documented disability (they may be under the	5,053	Open	N/A

	age of 62).			
Family Public Housing	Community-wide; For applicants who do not require 504 accessible units or who do not meet elderly / disabled family definition"	32,477	Open	N/A
Public Housing	Site-Based; one list for every property	37,552	Closed	No
La Posada MOD Rehab	Site-based	43,812	Currently closed as of 8/13/23	N/A
Prospect Hill MOD Rehab	Site-based	2,010	Currently closed as of 8/13/23	N/A
Serento MOD Rehab	Site-based	28,856	Currently closed as of 8/13/23	N/A
East Meadows Project-Based Vouchers	Site-based	16,021	Closed as of 6/21/21	N/A
Gardens at San Juan Project-Based Vouchers	Site-based	34,616	Closed as of 6/21/21	N/A
Wheatley Park Senior Project-Based Voucher	Site-based	1,219	Closed as of 8/13/23	N/A
PBV Preferred Beacon	Site-based	0	Open (Referrals Only)	N/A
Emergency Housing Voucher	Community-wide	7	Open (Referrals Only)	N/A
Local Non-Traditional Property-Based	Site-based	0	Closed (Referrals Only)	Yes
Stability Voucher	Community-wide	0	Open (Referrals Only)	N/A

Please describe any duplication of applicants across waiting lists:

Waitlist figures are reported as of February 1, 2024. There are a total of 112,580 unique households on any of the wait lists above.

Section II. C. ii. Planned Changes to Waiting List in the Plan Year

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
Section 8 Tenant Voucher	The HCV WL was reopened from November 1, 2023 - November 15, 2023. At the end of the closing date, 15,000 applicants were randomly selected to be placed on the waitlist. Opportunity Home does not anticipate re-opening the waitlist in 2024.
Accessible Unit Public Housing	None
Elderly Mix Public Housing	None
Family Public Housing	None
Public Housing Site-based Lists	The Organization is continuing to transition away from site-based Public Housing waitlists. Starting at the end of FY2024 and through FY2026, the organization will be conducting comprehensive maintenance to transition applicants to community-wide lists and/or exhaust each site-based list.
La Posada MOD Rehab	Starting at the end of FY2024 and through FY2026, the organization will be conducting comprehensive maintenance to transition applicants to community-wide lists and/or exhaust each site-based list.
Prospect Hill MOD Rehab	Starting at the end of FY2024 and through FY2026, the organization will be conducting comprehensive maintenance to transition applicants to community-wide lists and/or exhaust each site-based list.
Serento MOD Rehab	As the Serento Property is no longer under MOD-Rehab contract, the waitlist will be purged and closed permanently. Communication will be provided to all current applicants on the Serento waitlist.
East Meadows Project Based Vouchers	The Organization is planning to transition away from site-based PBV waitlists. Starting at the end of FY2024 and through FY2026, the organization will be conducting comprehensive maintenance to transition applicants to community-wide lists and/or exhaust each site-based list.
Gardens at San Juan Project Based Vouchers	
Wheatley Park Senior Project Based Voucher	
PBV Preferred Beacon	None
Local Non-Traditional Property-Based	The Organization is expecting to establish the local non-traditional property-based waitlist in FY2024.

Section III | Proposed MTW Activities

The organization is proposing amendments to one existing MTW activity.

FY2011-1e | Local, Non-Traditional Uses of MTW Funds for Preservation/Expansion of Housing and Service Provision

(formerly FY2011-1e | Preservation and Expansion of Affordable Housing)

Background

Under Opportunity Home's broader uses of funds authority, Attachment D, the Organization may use MTW funding for local, non-traditional purposes providing that the activities meet the requirements of the MTW statute and comply with PIH 2011-45.

The organization began utilizing its MTW fund authority for housing development efforts in FY2014 once the organization executed an RHF amendment and RHF Plan that was approved by HUD. In FY2016, this activity was revised for FY2016 to refocus on the use of MTW funds to preserve or expand affordable housing units without any Section 8 or Section 9 subsidy.

Significant changes

- The organization is proposing to amend this activity to include a new local, non-traditional use category of "Service Provision only". The amendment will also allow the organization to use MTW funds under this use category for future services only initiatives as outlined in Section V.A.iv. Planned Application of PHA Unspent Operating Fund and HCV Funding.

Non-significant changes

- The organization is proposing to rename this activity to FY2011-1e | Local, Non-Traditional Uses of MTW Funds to reflect the broader use authority authorized by Attachment D and described in further detail in PIH 2011-45.
- The organization is proposing one new metric to correspond to this new use.

A. Activity Description

Under Opportunity Home's broader uses of funds authority, Attachment D, the Organization may use MTW funding for local, non-traditional units providing that the activities meet the requirement of the MTW statute. While the organization has had the authority to utilize this flexibility since 2011, the Organization has not utilized it for the construction of new units; all development reported under this activity in past years occurred outside the scope of MTW as it used other funding sources, including tax credits, HOME funding, CDBG and other local and state funding.

The organization began utilizing this ability to fund local, non-traditional units in combination with a new flexibility to combine replacement housing factor (RHF) funds with the MTW block grant; the Organization executed an RHF amendment and RHF Plan that was approved by HUD in FY2014.

This activity operationalizes the expansion policies adopted in FY2011 by utilizing the local, non-traditional unit authorization under the organization's broader uses of funds authority and securing the approval to combine RHF funds into the MTW block grant, which requires the Organization to construct new affordable units (defined as units reserved for households with income at or below 80% AMI).

While the organization may develop new communities with market-rate units in addition to affordable units, this activity does not authorize the use of MTW funds (including RHF funds) for the development of those market-rate units.

Important to note is the organization's flexibility to construct new Section 8 or 9 units that are authorized under MTW single-fund flexibility, and those outcomes are reported in the Sources and Uses of Funds section of this report (Section V.). The only units authorized under this activity FY2011-1e are those reserved for households with income at or below 80% AMI that receive no Section 8 or 9 funding.

This activity was revised for FY2016. Language describing Preservation and Expansion Policy context, background, and process was moved to Appendix 3. While the Preservation and Expansion Policy language can provide a helpful backdrop to the goals of FY2011-1e, it can also distract from the specific use of MTW flexibility. The language in FY2011-1e is now focused on the use of MTW funds to preserve or expand affordable housing units without any Section 8 or Section 9 subsidy. Since no preservation of non-Section 8 or 9 units is planned for FY2016, the metric "HC #2: Units of Housing Preserved" has been set to a benchmark of 0 (zero).

B. Activity Metrics Information

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity (number). This number	Expected housing units of this type after implementation of the activity (number).	None	None

	may be zero.			

Data Source: Internal development tracking.

HC #2: Units of Housing Preserved

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number).	Expected housing units preserved after implementation of the activity (number).	None	None

Data Source: Internal preservation tracking.

Households Receiving Local, Non-Traditional Service Only

This metric corresponds to Section 2 LNT Services only reporting.

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average number of households per month receiving services at the child care center (excludes households in Public Housing and Voucher Programs)	0	0	None	None

Data Source: Data Sharing Agreement with the partner

C. Cost Implications

The organization plans to invest funds under this activity as outlined in Section V.A.iv. Planned Application of PHA Unspent Operating Fund and HCV Funding. Currently, the organization does not anticipate cost implications in FY2025.

D. Need/Justification for MTW Flexibility

Under Opportunity Home's broader uses of funds authority, Attachment D, the Organization may use MTW funding for local, non-traditional uses providing that the activities meet the requirement of the MTW statute and comply with PIH 2011-45.

As the organization continues to work with its partners to identify and strategize on how to best meet the needs of our local community the broader use of funds authority -- specifically the addition of services provision, may be needed in the future. At which time, the organization would outline the use under this activity as well as in the sources and uses section.

E. Rent Reform/Term Limit Information
Not Applicable.

Section IV | Approved MTW Activities

A. Implemented Activities

FY2011-1e | Preservation and Expansion of Affordable Housing

See Section III: Proposed Activities for proposed amendments to this activity.

Plan Year Approved, Implemented, Amended

This activity was approved and implemented in the FY 2010-2011 MTW Plan.

Description/Update

Update: This activity is ongoing and continues to facilitate the expansion and preservation of affordable housing. The Organization has several projects in the development pipeline that are planned to utilize MTW funding. In addition, the organization is currently reviewing other existing affordable housing units that are either nearing the end of the 15 year compliance period or in need of preservation. The Organization anticipates leveraging MTW investments for these investments (see Appendix E. Asset Management Plan for additional details on the Organization's preservation and expansion plans). The activity's implementation will be in accordance with the requirements for HUD PIH Notice 2011-45.

In FY2023, the organization used MTW flexibilities to preserve affordable housing units at 12 multi-family properties. The total unit count across all properties is 1,841 with 1,724 affordable at 80% or below.

Description: Under Opportunity Home's broader uses of funds authority, Attachment D, the Organization may use MTW funding for local, non-traditional units providing that the activities meet the requirement of the MTW statute. While the organization has had the authority to utilize this flexibility since 2011, the Organization has not utilized it for the construction of new units; all development reported under this activity in past years occurred outside the scope of MTW as it used other funding sources, including tax credits, HOME funding, CDBG and other local and state funding.

The organization began utilizing this ability to fund local, non-traditional units in combination with a new flexibility to combine replacement housing factor (RHF) funds with the MTW block grant; the Organization executed an RHF amendment and RHF Plan that was approved by HUD in FY2014.

This activity operationalizes the expansion policies adopted in FY2011 by utilizing the local, non-traditional unit authorization under the organization's broader uses of funds authority and securing the approval to combine RHF funds into the MTW block grant, which requires the Organization to construct new affordable units (defined as units reserved for households with income at or below 80% AMI).

While the organization may develop new communities with market-rate units in addition to affordable units, this activity does not authorize the use of MTW funds (including RHF funds) for the development of those market-rate units.

Important to note is the organization's flexibility to construct new Section 8 or 9 units that are authorized under MTW single-fund flexibility, and those outcomes are reported in the Sources and Uses of Funds section of this report (Section V.). The only units authorized under this activity FY2011-1e are those reserved for households with income at or below 80% AMI that receive no Section 8 or 9 funding.

This activity was revised for FY2016. Language describing Preservation and Expansion Policy context, background, and process was moved to Appendix 3. While the Preservation and Expansion Policy language can provide a helpful backdrop to the goals of FY2011-1e, it can also distract from the specific use of MTW flexibility. The language in FY2011-1e is now focused on the use of MTW funds to preserve or expand affordable housing units without any Section 8 or Section 9 subsidy. Since no preservation of non-Section 8 or 9 units is planned for FY2016, the metric "HC #2: Units of Housing Preserved" has been set to a benchmark of 0 (zero).

Planned non-Significant Changes

In addition to new construction plans during the plan year, the organization expects to evaluate possible investment and/or acquisition of existing Low Income Housing Tax Credit (LIHTC) properties that are at or approaching the end of the initial 15 year compliance period. This may include properties where an Opportunity Home related entity already holds an ownership interest in the asset, or has no ownership interest in the asset. The Organization may elect to use its broader uses of funds authority to execute these financial deals. Listed below, are properties that are either at or approaching the fifteenth year where the Organization might use MTW funds either as part of the acquisition or at the time the tax credits are re-syndicated.The Organization also maintains an affordable housing portfolio, Beacon Communities, and expects to evaluate and make investments in these properties as part of an organization-wide preservation effort.

As a result of these investments, the organization anticipates preserving a total of 1,454 units which includes 158 of public housing / project-based voucher units, 1,276 affordable units (under 80% AMI) that will be MTW local non-traditional eligible units, and 12 market units.

						Local Non-Traditional Eligible Units						
Project Name	**District**	**Type of Tax Credit**	**Proposed Action**	**Total Units**	**PH/ PBV**	**30%**	**40%**	**50%**	**60%**	**70%**	**80%**	**Market**
Alhambra	D4	9% Tax Credits	Refinance / Acquisition 2024	140	14	0	0	0	120	0	0	6
San Juan Square I	D5	9% Tax Credit	Refinance / Acquisition 2024	143	46	0	0	0	91	0	0	6
Artisan at Mission Creek	D4	4% Tax Credits & Bonds	Refinance / Acquisition 2024	252	0	0	0	0	252	0	0	0
Elan Gardens	D1	4% Tax Credits & Bonds	Refinance / Acquisition 2024	228	0	0	0	0	228	0	0	0
Refinance / Acquisition 2024 Total				**763**	**60**	**0**	**0**	**0**	**691**	**0**	**0**	**12**
Hemisview Village	D1	4% Tax Credits & Bonds	Refinance / Acquisition 2025	245	49	0	0	12	184	0	0	0
Artisan at Creekside	D5	4% Tax Credits & Bonds	Refinance / Acquisition 2024	252	0	0	0	0	252	0	0	0
Sutton Oaks I	D2	9% Tax Credit	Refinance / Acquisition 2025	194	49	0	0	28	109	0	0	8
Refinance / Acquisition 2025 Total				**691**	**98**	**0**	**0**	**40**	**545**	**0**	**0**	**8**
Grand Total				**1,454**	**158**	**0**	**0**	**40**	**1,236**	**0**	**0**	**20**

Planned Changes to Metrics / Data Collection

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	None	None

units reach a specific type of household, give that type in this box.				

HC #2: Units of Housing Preserved

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity (number).	Expected housing units preserved after implementation of the activity (number).	None	None

Planned Significant Changes

None.

FY2011-9 | Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services

Plan Year Approved, Implemented, Amended

This activity was approved in FY 2010-2011 and implemented in the same fiscal year. This activity has been amended as follows:

- FY 2019-2020:
  - Added up to forty (40) additional tenant-based vouchers to support a Permanent Supportive Housing (PSH) provider currently partnered with the organization administering the Move On Program.
  - Adopted alternative portability policies for all set-asides under this activity to ensure participants are able to continue receiving supportive services by partners while receiving the set-aside housing assistance. Under this alternative policy,

recipients would not be able to port or take their set-aside voucher to another jurisdiction.
- Adopted a hardship policy: a set-aside voucher recipient may be given the opportunity to port out of the organization's jurisdiction in the following cases:
  - If the recipient has an approved reasonable accommodation need; or
  - If the recipient requests an emergency transfer request under the VAWA Act of 2013.

Description/Update

Update: This activity is ongoing and continues to assist the Organization in its efforts to reduce homelessness in San Antonio by increasing housing choices.

Description: the organization allocates up to 240 tenant-based vouchers for households referred by non-profit sponsors who commit to provide supportive services. The set-aside vouchers support two main programs:

- The Set Aside Homeless Voucher (SHVP) Program: The Set Aside Homeless Voucher Program (SHVP) provides rental voucher assistance to homeless individuals through a collaborative referral process. San Antonio Metropolitan Ministries (SAMMs) and the Center for Health Care Services (CHCS) screen applicants to ensure they meet all eligibility criteria and then forward referral packets to the organization. A total of 200 vouchers have been allocated for the Set Aside Homeless Voucher Program (SHVP) program. Case management and supportive services are provided by CHCS and SAMMs.
- Move On Program: The Move On Program provides 40 tenant-based vouchers for families currently residing in Permanent Supportive Housing (PSH), Rapid Rehousing (RRH), or other supportive housing to transition to subsidized housing via the housing choice voucher. The program is designed to serve those who previously experienced chronic homelessness, have been successfully served through supportive housing and will benefit from on-going housing subsidies to prevent a return to homelessness. Current partner is the South Alamo Regional Alliance for the Homeless (SARAH).

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection

Number of households receiving services aimed to increase housing choice (increase).	0	Up to 340	None	None

Maintain Households Served

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Percentage of households served that continue to be housed after 2 years (increase).	0	90%	The organization will be replacing these metrics with Average Tenure	None
Percentage of households served that continue to be housed after 1 years	0	90%		None

Median Tenure

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Median tenure or length of stay in the set-aside program	2 year	2 years	The organization will be adding this metric to replace Maintain Households Served	None

Planned Significant Changes

None.

FY2013-4 | HQS Inspection of Opportunity Home properties by Opportunity Home inspectors

Plan Year Approved, Implemented, Amended

This activity is designed to reduce cost and increase cost effectiveness, and was originally approved as part of the FY 2012-2013 MTW Plan. Implementation began on January 1, 2013.

Description/Update

Update: This activity is ongoing. The Organization continues to experience cost efficiencies by conducting inspections of Opportunity Home properties by Opportunity Home Inspectors.

Description: This activity allows Opportunity Home inspectors (instead of third- party contractors) to inspect and perform rent reasonableness assessments for units at properties that are either owned by Opportunity Home under the Organization's non-profit portfolio or owned by a Opportunity Home affiliate under the Organization's partnerships portfolio. At the time of implementation, Opportunity Home's Inspections department was equipped to absorb the additional inspections without the need for additional full-time or part-time equivalent positions.

The organization estimated that the impact to the Organization would be a cost savings of $55.46 per inspection. This figure was the projected result of replacing third-party contractors with in-house inspectors. At the time this activity was adopted, the cost of contracting with a third party to conduct 2,391 inspections annually was $182,478 per fiscal year, which translated into a cost per inspection of $76.32. The cost per inspection using Opportunity Home staff was estimated at $20.86. The net savings per inspection was projected to be $55.46.

As required by HUD, "CE #2: Staff Time Savings" has been added to this activity. While the organization recognizes HUD's efforts to standardize metrics across MTW agencies, this metric is not in alignment with the nature of this activity. Organization cost savings in this activity are not the result of staff time savings, but instead of increased efficiency.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

CE #1 | Organization Cost Savings

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	$61.60 per inspection	$44.24 per inspection	None	None

Planned Significant Changes

None.

FY2014-3 | Faster Implementation of Payment Standard Decreases

Plan Year Approved, Implemented, Amended

This activity is designed to reduce cost and increase cost effectiveness, and was originally approved as part of the FY 2013-2014 MTW Plan.

Description/Update

Update: This activity is ongoing. We are implementing the appropriate payment standard at regular reexaminations and at moves, but not at interim reexaminations.

Description: Typically, when Fair Market Rent (FMR) is reduced and the payment standard is adjusted accordingly, the reduced payment standard is applied at each participant's second regular reexamination. This activity will allow the organization to apply the lower payment standards at each participant's next reexamination (Move, Interim and/or Annual reexaminations), or as predicated on business need. If the participant's rent portion increases as a result of applying the new payment standard, the organization will provide the participant a 30-day notice of rental increase.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

CE #1 | Organization Cost Savings

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	12,129 Annual Average Households Served (FY2014) multiplied by $568.43	12,129 Annual Average Households Served (FY2014) multiplied by $568.43	The organization will reset baseline and benchmarks to reflect more up to date information: MTW baseline is 12,421 and projected per unit cost for FY24 is $723.10	None

Planned Significant Changes

None.

FY2014-6 | HCV Rent Reform

Plan Year Approved, Implemented, Amended

Previously approved

This activity was approved as two separate activities and subsequently combined into one activity. (FY2014-6: Rent Simplification (HCV) and FY2015-4: Simplified Utility Allowance Schedule)

Both activities are designed to work together to reduce cost and increase cost effectiveness. For FY 2014-6 Rent Simplification, the Organization received HUD approval as part of the FY 2013-2014 Plan and began implementation in July 2014. For FY 2015-4: Simplified Utility Allowance Schedule, the Organization received HUD approval as part of the FY2014-2015 MTW Plan and began implementation in January 2015.

This activity is designed to meet the statutory objective of increasing cost effectiveness, and was originally approved as part of the FY 2014-2015 MTW Plan.

Note that this activity applies only to Housing Choice Voucher (HCV) program participants who are not part of FY2015-1 MDRC/HUD Rent Study. If a household is selected to participate in the control or treatment group of the Rent Study, they will be subject only to FY 2015-1, and not this activity FY2014-6.

Description/Update

Update: This activity is ongoing and continues to minimize administrative costs with minimal to no impact to residents. The organization is currently reviewing this activity to determine whether changes need to be made in the coming planning cycle.

This activity has two elements: (1) simplified rent calculation (previously approved under FY2014-6: Rent Simplification) and (2) simplified utility allowance schedule (previously approved under FY2015-4: Simplified Utility Allowance Schedule)

(1) Rent Simplification Description: Previously, rent calculation was based on 30% of the participant's adjusted monthly income. This activity lowers the percentage used to calculate rent to 27.5% of monthly gross income for all MTW HCV participants and new admissions, and eliminates deductions (i.e., medical and child care) with minimal impact to the participant's rent portion. Additionally, the organization will not disregard the participant's income using the traditional Earned Income Disallowance (EID) calculation.

The per-unit cost will be calculated by the total housing assistance payments divided by the total number of units leased each month. The housing assistance payments expense will be obtained from the monthly financial statements and the total units will be obtained from the Unit Month Report. the organization will conduct time studies to verify the number of hours that staff spends calculating tenant rent portion. The quality control score will be obtained from an Access database..

(2) Description: Prior to this activity, the Organization conducted annual reviews and periodically re-established a Utility Allowance Schedule to represent reasonable utility cost expectations as

part of a tenant's lease. The Utility Allowance Schedule is based on utility surveys and analysis of the type of structure, bedroom size, appliances provided by the tenant, and type of appliances (gas/electric).

This activity establishes a new, simplified schedule that is based on the analysis of data collected from the organization's existing HCV portfolio including the most common structure and utility types. The simplified schedule reduces administrative costs associated with the traditional method of applying a Utility Allowance Schedule. Specifically, the activity will allow the HCV department to be more cost effective by reducing staff time spent on calculating multiple utility schedules for 6 different structure types plus various utility types such as gas, electric or propane.

The simplified utility allowance schedule is also anticipated to benefit property owners, who will have a more accurate understanding of the total gross rent to be applied to their properties, and to benefit participants, who will be able to use this new schedule to clarify gross rent in their selection of housing units.

The new utility allowance schedule is implemented at the time of recertification, interim or change of unit. The schedule will be applied to the lesser of these two options:

- the actual size of the unit, or
- the size of the voucher.

The flat utility allowance will not be granted in the case of tenant-provided appliances, which are not considered tenant-supplied or -paid utilities. the organization will continue to use current market consumption data to determine when adjustments to the simplified schedule are needed (upon change of more than 10% in rates).

Hardship Policy: Households that experience a rent increase of $26 or more due to the rent simplification calculation will be granted a hardship exemption and have the household's TTP calculated in accordance with 24 CFR 5.628 (i.e., non-MTW TTP calculation). Participants who are granted a hardship exemption will remain exempt until their rent portion falls below the $26 threshold. Hardship exemptions under this provision will be verified at each recertification.

On June 13, 2019, the Organization received HUD approval to extend these MTW Agreement provisions to its HUD-VASH program. The Organization implemented the extension of this waiver to the HUD-VASH Program in FY2020.

Planned non-Significant Changes

The new FSS final rule eliminated the need for FY 2020-3 to address the 120-day rule. The modified contract element of that activity is still needed to support this activity, FY2014-6 Rent Reform activity. In an effort to streamline activity reporting and group waivers working together, the FSS waiver will be moved under FY2014-6 and the FY2020-3 activity will be closed out in the

FY2023 Report. The organization is not making any changes to the waiver or use of waivers; rather, re-grouping the waivers as a result of other HUD streamlining efforts.

Planned Changes to Metrics / Data Collection

CE #1 | Organization Cost Savings

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	1 hours per processed file	.25 hours per processed file	None	None

CE #3 | Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average error rate in completing a task as a percentage (decrease).	11%	40%	None	None

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the	0	43	None	None

space provided.

Planned Significant Changes

None.

FY2015-2 | Elderly Admissions Preference at Select Public Housing Sites

Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objective of increasing housing choices for low-income families and was originally approved as part of the FY2014-2015 MTW Plan and implemented November 1, 2014.

Description/Update

Update: This activity is ongoing and continues to allow the Organization to increase housing choices for elderly residents at selected public housing properties.

Description: This activity establishes a 4-to-1 elderly admissions preference at specific communities in order to increase housing choices for elderly households.

The goal of the activity is to address continuing concerns of elderly residents at specific communities regarding lifestyle conflicts between elderly and non-elderly residents. Property Management's ability to address these conflicts is reduced significantly when the ratio of non-elderly to elderly residents rises above a certain proportion. The 4-to-1 admissions preference is proposed in order to create and maintain an optimal mix of elderly and non-elderly residents in each community.

The idea of an optimal mix is based on research of the reaction to a 1995 Massachusetts law that attempted to limit the percentage of non-elderly disabled tenants living in state-funded elderly housing. In 2002, the Massachusetts Office of Legislative Research provided an update on the success of the 1995 law, which had established optimal proportions of 86.5% elderly and 13.5% non-elderly residents. Housing officials reported that the law had been largely successful in:

1. reducing the number of problems that arise from these mixed populations sharing the same housing;
2. slowing what had been a sharply increasing rate of non-elderly disabled households moving in, and

3. reducing the relatively high percentage of non-elderly disabled tenants in certain projects.

Housing advocates, however, suggested that the optimal proportion should be 80% elderly and 20% non-elderly residents. This MTW activity, FY2015-2, adopts that suggested 80/20 ratio both for its admissions preference as well as for its ultimate unit mix

In practical terms, this activity allows the selection of four elderly applicants from the waiting list before selecting a non-elderly applicant from the waiting list, until such time as an optimal mix of elderly and non-elderly disabled residents is reached for the community. The organization will use a waiting list preference for elderly families to ensure properties are able to reach the target 80/20 ratio. No residents will be required to relocate in order to meet these targets. The Organization is not establishing a date by which to achieve the 80/20 target, and will rely solely on the normal resident turnover process to gradually transition the population balance.

When a property reaches its target 4-to-1 ratio of elderly to non-elderly residents, the organization will start to draw applicants using a 1-to-1 ratio of elderly to non-elderly applicants in order to maintain the overall 4-to-1 balance. Should the mix ever tip in the other direction and start to house elderly residents at a higher ratio than 4-to-1, then the organization will draw non-elderly disabled residents at a higher rate than elderly residents in order to maintain the overall 4-to-1 balance.

The current properties with the Elderly Admissions Preference are: Fair Avenue, WC White, and Lewis Chatham.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that	Housing units of this type prior to implementation of the activity (number). This number may be zero.	Expected housing units of this type after implementation of the activity (number).	None	None

type in this box.				
Total	231	378	None	None
Fair Avenue	110	173	None	None
WC White	38	60	None	None
Lewis Chatham	60	95	None	None
Marie McGuire	23	50	None	None

Elderly Household Percentage

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Percentage of units occupied by elderly households	Percentage of units occupied by elderly households prior to implementation of the activity	Expected percentage of units occupied by elderly households after implementation of the activity	None	None
Total	51%	80%	None	None
Fair Avenue	51%	80%	None	None
WC White	51%	80%	None	None
Lewis Chatham	51%	80%	None	None
Marie McGuire	34%	80%	None	None

Planned Significant Changes

None.

FY2015-3 | Modified Project Based Vouchers (MPBVs)

Plan Year Approved, Implemented, Amended

This activity was approved in FY 2014-2015 and implemented in the same fiscal year. It has been amended two times since implementation.

FY 2019-2020 Amendments:

- Allocated eighty (80) additional project-based vouchers to support the follow initiatives:

- THRU Project: Up to ten (10) modified PBVs at Opportunity Home properties will be committed to support a local non-profit organization, THRU Project, in their mission to help foster youth aging out of the foster care system.
- Family Homeless: Up to twenty (20) modified PBVs at Opportunity Home properties will be committed to support the South Alamo Regional Alliance for the Homeless (SARAH). SARAH is the local Continuum of Care Lead Organization charged to create an improved service system that effectively provides support, coordination, and housing to all homeless populations within San Antonio and Bexar County, with a primary focus on moving individuals and families out of homelessness efficiently and permanently.
- Beacon Communities or Partnerships: Up to fifty (50) modified PBVs at one of Opportunity Home's Beacon or Partnership properties. These units will support a new workforce initiative as outlined in the proposed activity, FY2020-4: Time-Limited Workforce Housing Pilot Program.
- Beacon Communities: Up to thirty (30) modified PBVs at a new Opportunity Home - Beacon development. These units will support a new homeless college program as outlined in the proposed activity, FY 2020-2: St. Phillips College Homeless Program (SPC-HP).

- Adopted an alternative waitlist policy for the modified PBVs committed that support the THRU Project, Family Homeless Initiative, Workforce Initiative, and St. Phillips College Homeless Program so that the units would be reserved for direct referrals from these partners. (24 C.F.R. 983.251: How participants are selected)
- Received waiver to remove the twenty-five percent (25%) per project cap for the Organization's modified project based units.

FY 2020-2021 Amendments:

- Relocated ten (10) MPBVs previously approved under this activity to a new activity, FY 2021-1: Next Step Housing Program (THRU Project).
- Removed the plan to commit 30 modified project based vouchers to support a college homeless program at a tiny home development. This development is no longer moving forward.
- Family Homeless: Twenty (20) MPBVs were allocated to Rosemont at Highland Park, a property in the Organization's Beacon Communities Portfolio. Due to lack of vacancies, the Organization plans to allocate these vouchers across multiple properties to ensure they are utilized and occupancy needs are met.
- FY2020-4: Time-Limited Workforce Housing Pilot Program: Fifty (50) PBVs have been allocated to St. John's Square, a new property to be constructed under the Organization's Partnerships Portfolio.
- Received waiver to determine contract rents and increases and to determine the content of contract rental agreements that differ from the currently mandated program

requirements in the 1937 Act and its implementing regulations. In alignment with the organization's goal to increase housing choice, this waiver also allows the organization to analyze the MAFMRs and SAFMRs and use the higher payment standard on future MPBV contracts.

- Received waiver to remove the requirement that an independent entity must determine the initial contract rent and annual redetermination of rent. This waiver allows the organization to determine the contract rent in accordance with PBV regulations. Current regulations require the organization to rely on a third-party to initiate the HAP contract and adjust the rent at any request for rental increase. PBV regulations for determining rent to owner, on the other hand, specify that the amount of rent to owner must be set at the lower of:
    - an amount based off payment standard minus UA;
    - the reasonable rent (determined by a third party); or
    - the rent requested by the owner.

Description/Update

Update: This activity is designed to meet the statutory objectives of increasing housing choices for low-income families and increasing cost effectiveness. This activity is ongoing and continues to facilitate the expansion and preservation of affordable housing thereby increasing housing choices. The organization recently allocated 53 additional vouchers effective January 2024 at Woodhill to support the Family Homeless Program.

Description: This activity modifies the standard Project Based Voucher program in two ways. First, this activity allows the organization to commit vouchers to developments in the organization's new and existing properties. The vouchers increase the number of units that are affordable to households based on their actual ability to pay. For example, a tax credit rent affordable to a 30% AMI household will be affordable to a 4-person household earning $17,640 or more. However, many households earn much less than that, and a 4-person household earning $10,000 (typical for Opportunity Home-assisted households) is not able to afford a tax credit rent affordable to a 30% AMI household.

The organization may commit vouchers to any Opportunity Home owned or controlled development. This activity applies only to commitment of vouchers to Opportunity Home owned or controlled units. Any commitment of vouchers to privately-owned developments will be made through a competitive process outside the scope of this activity.

Secondly, this activity also increases cost effectiveness by removing the automatic provision of a tenant-based voucher to a household who wishes to relocate from a unit associated with a local project based set aside voucher. The removal of the automatic provision reduces HAP costs, and also stabilizes overall occupancy at the communities where vouchers are committed. Previously, activity FY2011-8 provided a tenant-based voucher to a household after two years in the local project based set aside unit.

Planned non-Significant Changes

The organization has allocated an additional 53 units at Woodhill to support the Family Homeless Program. In addition, the organization may cap housing subsidies to not exceed the current HUD funding amount per voucher.

Planned Changes to Metrics / Data Collection

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	0	None	None

Median Household Income

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Median income of households living in local project based set-aside voucher units, by income bracket	AMI upper limit of households living in units	Targeted AMI upper limit of households living in units	None	None
80% AMI	80% AMI	75% AMI	None	None
60% AMI	60% AMI	55% AMI	None	None
50% AMI	50% AMI	45% AMI	None	None
30% AMI	30% AMI	25% AMI	None	None

Planned Significant Changes

None.

FY2019-1 | Local Implementation of SAFMR

Plan Year Approved, Implemented, Amended

This activity was approved in FY 2018-2019 and implemented in the same fiscal year.

- FY 2018-2019: Phase I was approved and implemented
  - Established 2-Tier Policy Map
  - Set a subsidy cap of $1.5M for higher cost areas
  - Set payment standard schedule outside the 90-110% of the MAFMR and SAFMRs
  - Established an exception overlay
- FY 2019-2020: Phase II was approved and implemented
  - Expanded the number of small areas from two (2) to ten (10),
  - Eliminated the subsidy cap from Phase I,
  - Set payment standard schedule outside the 90-110% of the MAFMR and SAFMRs, and
  - Updated the exception overlay mechanism.

Description/Update

Update: This activity is ongoing and continues to assist the Organization in its efforts to increase housing choices. A new schedule and modifications to the groupings under Phase II was implemented for new admissions and movers effective January 1, 2022 and recertifications effective February 1, 2022.

FY 2024 Payment Standards were set at 90% to 105% of SAFMRs to be effective for new admissions January 1, 2024 or later and recertifications effective April 1, 2024 or later.

Description: This activity is designed to achieve the MTW statutory objective to increase housing choices for low-income families, by creating payment standards that better reflect market conditions in different parts of San Antonio, and so making a larger number of San Antonio neighborhoods affordable for voucher households. This activity is a local implementation of HUD's Small Area Fair Market Rents (SAFMR).

Because of the potential impact (positive and negative) on a large number of voucher households, the organization implemented the activity over multiple fiscal years in order to control for negative and unanticipated consequences, to make use of the latest research and market data, and to maintain the number of households served. HUD approved this phased-in approach in FY2019. Below are the principles and parameters the Organization used in the development of the activity:

1. Maintain Number of Households Served
    a. No decrease in capacity to serve the same number of households
2. Minimize Negative Impact
    a. Minimize negative impact for existing households in low-cost neighborhoods
    b. No disparate impact on protected classes, including locally recognized classes (sexual orientation, gender identity, veteran status, and age)
3. Make the SAFMR as easy to use as possible
    a. Households and landlords have limited time and resources; program design should facilitate program implementation
4. Leverage the Value of the Voucher
    a. Maximize value of vouchers in targeted growth areas and rapidly changing neighborhoods

Local Submarket Payment Standards: This activity makes use of one waiver: establish local submarket payment standards.

Currently, the Department of Housing and Urban Development (HUD) publishes fair market rents (MAFMRs) annually for each metropolitan statistical area in the United States and requires each housing authority to adopt a payment standard schedule for each MAFMR area in its jurisdiction. HUD allows housing authorities to establish the payment standard amounts at any level between 90% and 110% of the published FMR. Payment Standards are used to calculate the maximum subsidy that the PHA will pay each month toward rent and utilities for families with Housing Choice Vouchers.

Prior to the implementation of SAFMR, the process for establishing payment standards includes analyzing the published MAFMRs when published, presenting the recommended schedule to the Board of Commissioners for approval, and implementing the new schedule over a twelve month phase-in for clients that have a reexaminations and all new admission contracts effective on or after the effective date. Due to biennial and triennial recertifications under the Organization's MTW status, the impact to HAP expenditures are typically phased-in over a period of three years.

Under the new Small Area Fair Market (SAFMR) regulation, the Opportunity Home is required to implement this process using SAFMRs which are based on ZIP codes as opposed to the San Antonio-New Braunfels Metropolitan Statistical Area; however, because the Organization is designated as a Moving to Work (MTW) Program, it is authorized to adopt and implement any reasonable policy to establish payment standards for housing choice vouchers that differ from the currently mandated program requirements. The Organization requested and received a waiver in Year 1 (FY 2018-2019).

On June 27, 2019, the Organization received HUD approval to extend this MTW Agreement provision to its HUD-VASH program. The Organization implemented the extension of this waiver to the HUD-VASH Program in FY2020.

To stay consistent with the annual payment standard update approval process, new payment standard schedules will be approved by a separate Board Resolution. Annual modifications to payment standards are allowed with the organization Board approval where appropriate/necessary. The Organization anticipates reviews of the payment standards every year in August/September when new SAFMRs are published by HUD.

Zip Code Grouping methodology: The Organization explored a variety of grouping options ranging from five to fifteen groups using a cluster analysis based on the published HUD SAFMRs. The goal of the clustering was to minimize within tier rent differences and maximize between tier differences. This would ensure that when the payment standard was set for each tier, it would be an appropriate amount for all zip codes within the tier. The ten tier option was chosen after considering administrative burden, financial impact, and after building consensus with local stakeholders. In addition, the Organization had implemented HUD's SAFMR for its smaller special programs using ten (10) tiers - which offered some consistency for staff, clients, and landlords. As of FY2020, special programs are now under the organization's MTW implementation of SAFMRs. .

Payment Standard methodology: The Organization reviewed various methods for setting the payment standard in each Tier. The goal of the review was to establish a method that allowed the Organization to consistently determine payment standards for each tier and bedroom size while also balancing the financial impact. The method that found the balance between the financial impact and the goals of the SAFMR policy was determined to be ninety percent (90%) of the minimum SAFMR within each Tier. For example, in Tier 1 there are seven (7) ZCTAs. The minimum or lowest SAFMR for a two-bedroom among these seven ZCTAs is $790. The payment standard for the two-bedroom is set to ninety percent (90%) of $790, or $711. This method was applied to all ten tiers and all bedroom sizes.

Exception Overlay methodology: The intent of the exception overlay is to establish a mechanism that provides greater flexibility to adjust payment standard schedules to mitigate involuntary displacement in rapidly changing markets and/or coordinate support for place-based redevelopment or revitalization initiatives (such as Choice Neighborhood). The overlay can include entire ZIP codes or smaller geographies such as census blocks, tracts, and locally defined neighborhoods. Areas are selected based on timely market information and other local information that support the need for a higher payment standard.

The Organization established an exception overlay in FY2018 that consisted of seven (7) ZCTAs. These areas were selected after reviewing a City of San Antonio report on housing vulnerability that highlighted areas where property values had risen the fastest in the city.

As part of the update to Phase II, the Organization reviewed additional available data including change in land value, home value, gross rents and determined that only minor updates to the current overlay were justified. Two ZCTAs (78215 and 78235) were removed from the overlay because there were no voucher holders. Thus, the need for involuntary displacement of existing voucher clients is not appropriate; rather, the goal for these ZCTAs is to make them more accessible to new clients through the new tiered system. Both ZCTAs are now in tiers with substantially higher payment standards than the current payment standards.

The Organization has also developed a list of ZCTAs that are anticipated to experience market pressures in the near future. As an early warning mechanism, these areas will be monitored closely during Phase II in addition to the relief provided under the exception overlay policy. The Organization may conduct targeted market studies to determine if any area needs to be added to the exception overlay and/or moved to a higher payment standard tier.

Hardship policies: This activity is not expected to impact existing clients' tenant share; however, the Organization recognizes the need for a hardship policy in concert with the proposed policy changes to ensure that households with documented urgent needs or extenuating circumstances are not unduly burdened by the policy changes.

The organization's current policy on financial hardships regarding minimum rent and zero income declaration will continue to apply to participants under this activity in accordance with §6.3.A(3) and §6.3.B of the Administrative Plan. In addition, the Organization has two MTW activities with special hardship policies: FY2014-6: Rent Simplification and FY2015-1: MDRC/HUD Rent Reform Study. Hardships outlined in those activities will apply under this activity. Please refer to the MTW activities listed above in Section 4 of this plan for specific hardship criteria. Unless otherwise noted, all elements are applicable for all three activities.

The organization has adopted two SAFMR-specific mechanisms to provide protection for clients including (1) Hold Harmless Policy and (2) Exception Overlay Policy. In addition, clients have access to existing hardship and reasonable accommodation policies outlined in 16.2.B(7) of the Administrative Plan. The mechanisms specific to SAFMR are described below.

Hold Harmless Policy: For families whose payment standard falls outside of the basic range as a result of a decrease in FMRs (including a decrease in FMRs due to the implementation of Small Area FMRs), the organization will not reduce the payment standard amount for as long as the HAP contract remains in effect.

Exception Overlay Policy

A. **Exception Overlay Policy:** Households will receive automatic exception overlay relief, as discussed below, if:
   a. The household is currently under contract for a unit located in the Organization's exception overlay.
   b. The landlord requests an increase in the rent amount after the first contract year and the new contract rent is determined to be reasonable through the Organization's rent reasonableness process.
   c. The household's new total monthly family contribution as a percent of household income (rent burden) increases by more than 10% from the current rent burden and the household realizes it's unable to afford their rent portion as a result of the increased contract rent.
   d. The new monthly increase is not a result of a change in household circumstances.

B. **Exception Overlay Policy Remedy:**
   a. the organization will cap the total monthly family contribution at the current amount for the remaining months in their current lease term.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection

Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	41%	41%	None	None

Lease-up Success Rate by Post-Move Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Percent of vouchers issued that were leased-up within 120 days	89%	86%	Benchmarks are being updated	None

Average # of days searching by Post-Move Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average number of days between the date the voucher is issued and the date the request for tenancy (RTA) is approved.	58 days	58 days	None	None

Average HAP by Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average Housing Assistance Payment by Group	Group 1: $601 Group 1 - EO: $609 Group 2: $608 Group 2 - EO: $591 Group 3: $614 Group 4: $620 Group 5: $690 Group 6: $603 Group 7: $707 Group 8: $847 Group 9: $755 Group 10: $876	Group 1: $601 Group 1 - EO: $609 Group 2: $608 Group 2 - EO: $591 Group 3: $614 Group 4: $620 Group 5: $690 Group 6: $603 Group 7: $707 Group 8: $847 Group 9: $755 Group 10: $876	None	None

Households moving to a better neighborhood by Post-Move Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Percentage of households self-reporting that they consider the unit for which they submitted a request to be in a better neighborhood than their current place of residence on post-move surveys (increase).	87%	87%	In FY2024, the organization may adjust the metric and/or baselines and benchmarks to reflect the new data collection effort through a new surveying function	Due to the pandemic, the survey used for this indicator was put on hold. The organization has developed a new organization-wide surveying function and is working to incorporate this question or a derivative in forthcoming surveys.

HCV Concentration by Group

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
HCV households living in each Group as a percentage of total renter households	Group 1: 8% Group 2: 8% Group 3: 10% Group 4: 3% Group 5: 2% Group 6: 3% Group 7: 2% Group 8: 0% Group 9: 1% Group 10: 1%	Group 1: 8% Group 2: 8% Group 3: 10% Group 4: 3% Group 5: 2% Group 6: 3% Group 7: 2% Group 8: 0% Group 9: 1% Group 10: 1%	None	None

Planned Significant Changes

None.

FY2019-2 | Alternate Recertification Process

Plan Year Approved, Implemented, Amended

This activity is designed to achieve the MTW statutory objective to reduce cost and achieve greater cost effectiveness in Federal expenditures, by providing an alternate schedule for the annual reexamination process, specific PH review procedures, and certification methods of income and assets. The use of oral verifications reduces the organization's administrative costs for postage, paper and envelopes when mailing written third party verification to the client's employer. The activity was approved in the FY 2018-2019 MTW Plan and implemented in FY 2018-2019.

In FY2023, the activity was amended as follows:

- (1) change to the alternate schedule for the housing choice voucher programs and public housing program; all households were moved to triennials.
- (2) adding alternate payment standard increase procedures.

Description/Update

This activity has four main components that are designed to streamline and simplify the recertification process: (1) alternate schedule, (2) alternate public housing review procedures, (3) alternate income verification methods, and (4) alternate payment standard increase procedures. It consolidates and updates three previously approved activities related to the first two elements (FY2014-4 Biennial Reexaminations, FY2014-5 Triennial Reexaminations, and FY2016-2 Biennial and Triennial Notification of Rent Type Option) and adds a new waiver for the third element.

Beginning FY2016, the organization created a local form with an expiration date of 39 months to replace the HUD-9886 Form with its 15 month expiration date. As a result of HOTMA, this specific change to HUD forms is no longer needed; however, in the future, the organization may create its own local forms with different expiration dates or other elements to accommodate this activity.

Beginning January 1, 2025, the organization will not longer need the alternative income verification methods in this activity. This is the result of new HOTMA implementation which allows for self-certification of assets totaling $50,000 or less.

The organization currently does not process interim recertifications when there's an increase in income, but new HOTMA rules would require the organization to process increases in unearned income over 10% if there has already been a decrease in income in the recertification period. Opportunity Home intends to continue not processing income increases in order to not negatively impact residents, and to continue the intention of MTW Activity FY2019-2 to streamline procedures and reduce administrative burden.

(1) Alternate Recertification Schedule (PH and HCV)

This activity established biennial and triennial schedules for recertifications for the low income public housing and housing choice voucher programs. The Organization has been using alternative schedules since 2011. In FY2023, the organization updated the schedule for all households to triennials.

The organization may create its own local forms with different expiration dates or other elements to accommodate this activity.

(2) Alternate PH Review Procedures (PH only)

Typically in the low income public housing program, PHAs are required to inform public housing residents of the option of paying income-based rent or a flat rent on an annual cycle. Additionally, PHAs are obligated to conduct annual updates of family composition for these public housing families who have chosen to pay flat rent regardless of HUD-allowed triennial recertifications for those families.

As residents move to biennial and triennial recertification schedules, it becomes more efficient to coordinate notification and update requirements in accordance with their new recertification schedules. This activity allows the organization to conduct review procedures related to flat rent notice and family composition updates for PH individuals at the time of reexamination.

(3) Alternate Income Verification Methods (PH and HCV)

Beginning January 1, 2025, this will no longer be necessary due to HOTMA implementation.

Prior to this activity, the organization accepted self-certification for assets valued below $5,000. In order to further streamline administrative processes, the organization will accept the family's self-certification of the value of family assets and anticipated asset income for net assets totaling $25,000 or less. Third-party verification of assets is still required for assets totaling a value more than $25,000.

According to HUD's Verification Hierarchy, the organization must send a form to third-party sources for verification of income if the tenant-provided documents are not acceptable or are disputed. In order to increase the rate of files completed in a timely manner, the organization will skip the third-party verification form and instead use oral third party verification when tenant-provided documents are unacceptable.

In addition to streamlining methods of document verification, the organization wanted to reduce the number of applicants re-submitting documents for approved extensions of vouchers (if in HCV Program) and/or reasonable accommodations. the organization has revised its policy to extend the length of time that applicant-provided documents would be valid for verification purposes. Applicant-provided documents dated within 90 calendar days from the eligibility appointment would be valid. This does not apply to permanent documents such as social security cards, birth certificates, and identification cards.

Both methods will apply to the low income public housing and housing choice voucher programs, unless explicitly exempted.

On June 13, 2019, the Organization received HUD approval to extend these MTW Agreement provisions to its HUD-VASH program. The Organization implemented the extension of this waiver to the HUD-VASH Program in FY2020.

(4) Implementation of Payment Standard Increases at Request for Rental Increase (HCV)

Typically, when the payment standard amount is increased, the increased payment standard is applied at the family's next regular reexamination. In order to reduce tenant rent burden due to approved rental increases during interim recertification years, this activity allows the organization to apply the increased payment standards at each approved request for rental increase.

Planned non-Significant Changes

Beginning FY2016, the organization created a local form with an expiration date of 39 months to replace the HUD-9886 Form with its 15 month expiration date. As a result of HOTMA, this specific change to HUD forms is no longer needed; however, in the future, the organization may create its own local forms with different expiration dates or other elements to accommodate this activity.

Beginning January 1, 2025, the organization will no longer need the alternative income verification methods in this activity. This is the result of new HOTMA implementation which allows for self-certification of assets totaling $50,000 or less.

The organization currently does not process interim recertifications when there's an increase in income, but new HOTMA rules would require the organization to process increases in unearned income over 10% if there has already been a decrease in income in the recertification period. Opportunity Home intends to continue not processing income increases in order to not negatively impact residents, and to continue the intention of MTW Activity FY2019-2 to streamline procedures and reduce administrative burden.

Planned Changes to Metrics / Data Collection

CE #1 | Organization Cost Savings

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Total cost of the task in dollars (decrease).	HCV: $407,067 PH: $201,964.50 Total: $609,032	HCV: $152,264 PH: $48,570 Total:$201,224 Expected savings: 407,808	Benchmarks are being updated	None

CE #3 | Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average error rate in completing a	HCV: 16% PH: 45%	HCV: 16% PH: 40%	None	None

task as a percentage (decrease).

Planned Significant Changes

None.

FY2020-1 | College & University Homeless Assistance Program

(formerly Palo Alto College, College Homeless Assistance Program)

Plan Year Approved, Implemented, Amended

This activity is designed to achieve the MTW statutory objective to increase housing choices, by providing homeless college students stable housing. The activity was approved in the FY 2019-2020 MTW Plan and implemented in the same fiscal year.

Description/Update

Update: This activity is ongoing. As a result, our partners have been able to increase awareness of the issue amongst its student population and are more successful in identifying students who are experiencing homelessness. As a result, the organization is currently discussing the possibility of expanding voucher allocations to meet the growing need.

Description: The activity supports the creation of a homeless set-aside program(s) in partnership with local college(s) and university(ies) to address the local housing needs of homeless college and/or university students.

The Organization is tackling this local housing need with a tenant-based set-aside voucher. Because these set-asides will have time limits, alternative eligibility requirements, and are married to homeless college/university pilot program(s), they are being proposed separately from the Organization's set-asides allocated under FY2011-9.

This activity allows the Organization to initially set-aside up to 20 tenant-based housing choice vouchers for households referred by Palo Alto College (PAC) and 30 tenant-based housing choice vouchers for St. Philip's College (both Alamo Area Colleges). The Organization may set-aside additional vouchers to support additional college(s) and/or university(ies) who enter into a partnership with the Organization.

Students seeking housing vouchers through the Homeless Assistance Program(s) must meet criteria outlined by the partner organization. Partner Programs may have slightly different college/university program eligibility requirements. Eligibility for housing will remain consistent across all programs. Students must adhere to both sets of requirements.

Students receiving housing assistance through this set-aside must meet eligibility criteria for income levels, background check and lawful residency. Students will follow all other voucher policies including MTW rent calculations (see FY2014-6: HCV Rent Reform), MTW mandatory orientation (see FY2014-2: Early Engagement), MTW alternative payment standard schedules (see FY 2019-1: Local Small Area Fair Market Rent Implementation), and MTW alternative examinations (see FY 2019-2: Alternate Recertification Process (PH and HCV)). Students have up to one semester after graduation to secure housing at which point students are no longer eligible for the housing voucher.

In addition, this proposed activity is designed to meet the requirements of 24 CFR 5.612 and Section 211 of the Department of Housing and Urban Development Appropriations Act, 2019, which establish parameters within which Section 8 assistance can be provided to individuals enrolled as students in institutes of higher education. Per those parameters, the organization will not provide assistance to any student who meets all of the following criteria:

- is under 24 years of age;
- is not a veteran;
- is unmarried;
- does not have a dependent child;
- is not a person with disabilities, as such term is defined in section 3(b)(3)(E) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(3)(E)) and was not receiving assistance under such section 8 as of November 30, 2005;
- is not a youth who left foster care at age 14 or older and is at risk of becoming homeless; and
- is not otherwise individually eligible, or has parents who, individually or jointly, are not eligible, to receive assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).

For purposes of determining the eligibility of a person to receive assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), any financial assistance (in excess of amounts received for tuition and any other required fees and charges) that an individual receives under the Higher Education Act of 1965 (20 U.S.C. 1001 et seq.), from private sources, or an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall be considered income to that individual, except for a person over the age of 23 with dependent children.

If a student is determined to be independent from his/her parents, then the income of the student's parents will not be considered in determining the student's eligibility. One way for a student to be determined to be independent is to meet HUD's definition of independent child, which requires the individual to be verified during the school year in which the application is submitted as either an unaccompanied youth who is a homeless child or youth, or as unaccompanied, at risk of homelessness, and self-supporting by:

1. a local educational organization homeless liaison
2. the director of a program funded under Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act or a designee of the director; or
3. a financial aid administrator.

Rental leases executed under this program will follow standards as regulated by Section 8(o)(7) of the housing act and 24 CFR 982.308-982.310. While the Organization does not require standard HCV leases, the Organization does ensure leases include language per HUD regulations. The Organization [and its education partner] will work with the landlord to determine if the leases should have a one year or alternative term length to accommodate the school semester time frame. In addition, if the organization terminates the HAP contract due to program violations the lease will automatically terminate. Upon completion of the program, clients will not be eligible for a traditional Housing Choice voucher. However, the organization will continue to assess if there is a need for continued assistance and will consider a preference for the HCV wait list.

Planned non-Significant Changes

The organization is currently exploring adding additional vouchers to this program.

Planned Changes to Metrics / Data Collection

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	100	Benchmark updated to reflect new set-asides	Metrics will no longer be tracked by specific college for Alamo Community College partnership

HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households	0	100	Benchmark updated	Metrics will no

receiving services aimed to increase housing choice (increase).			to reflect new set-asidesNone	longer be tracked by specific college for Alamo Community College partnershipNone

SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase self sufficiency (increase).	0	100	Benchmark updated to reflect new set-asidesNone	Metrics will no longer be tracked by specific college for Alamo Community College partnershipNone

Planned Significant Changes

None.

FY2021-1 | Next Step Housing Program

Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objective of increasing housing choices. The activity was approved in the FY 2020-2021 MTW Plan.

Description/Update

Update: This activity has been implemented and is ongoing. The Organization is currently working with the partner to address ongoing challenges as a result of the pandemic. This pilot program is offering many opportunities for the organization to test and learn how to partner with another organization to meet the unique needs of youth aging out of foster care. The design of the housing assistance has presented challenges for students as well as property management. Students do not have location choice as a result of the project-based housing. In addition, property management has faced challenges with balancing occupancy needs with ensuring units are available for students as soon as possible.

As a result, the organization is exploring whether to administer these vouchers in the same manner as the Foster Youth to Independence (FYI) vouchers, which serve the same population and may address both of the current challenges. The organization applied for and recently received FYI vouchers. Once the organization begins leasing those vouchers, the organization intends to review this activity to determine whether this pilot is the most effective way to serve this population.

Description: The housing assistance provided by the Organization is intended to allocate vouchers to youth aging out of foster care who are at risk of homelessness. The voucher provides the youth the ability to lease decent, safe, affordable housing in the private housing market.

Partner Program Overview

THRU Project's Next Step Housing Program is intended to change the way former foster youth are housed in order to reduce rates of homelessness[1]. It will offer housing options and mandatory life-skills courses so that 10 vetted youth through non-institutionalized living will be unified with the community. This program will be an integral component for local foster youth, in their journey to productive independence. The program is specifically designed as a graduated, systematic approach geared towards one of our community's most vulnerable populations and creates opportunities for individual growth through skill building, practical life skills, support, and ultimately our most basic need; shelter. Each placement will focus on preparing the youth for living on their own while strengthening future families and breaking the negative cycles.

The THRU project will provide a range of services, including:

1. Housing search assistance
2. Life-skills course
3. Home visits by case manager
4. Access to employment specialist
5. Participants are also required to save a percentage of personal income, on a sliding scale, so that at the end of the one year they have at least $2,500 in savings

Activity Overview

Currently, ten (10) modified project based vouchers have been allocated and committed to Woodhill Apartments to support this partnership as approved under FY2020 amendments to the FY2015-3 Modified Project Based Vouchers activity. To date, there have been no successful placements. After a post-implementation review, the Organization and partner have identified program design changes that require additional MTW waivers.

The organization is proposing to contribute up to 36 months of housing assistance to support youth being served by the Next Step Housing Program. Below is a summary of how the organization's housing assistance will provide support.

Year 1 (12 months)

[1] Youth may currently be in extended foster care.

- Youth are enrolled in the Next Step Housing Program and receive housing assistance from the organization through a modified project based voucher at Woodhill Apartments.
  - Youth will have rent calculated as prescribed in FY2014-6 Rent Reform and will also have their portion capped at $100 -- the organization will cover any additional tenant rent portion with increased housing assistance.
  - Youth will have access to the modified project based unit and rent cap for one year only.
  - The organization will also waive the initial rent burden rule which states that when a family initially leases and the gross rent of the unit exceeds the applicable payment standard for the family, the dwelling unit rent must not exceed 40 percent of the family's adjusted income.

Years 2 and 3 (24 months)

- Once youth complete the first year (12 months) Next Step Housing Program, they will have the option of continuing on housing assistance with a traditional tenant based voucher provided by the organization.
  - Youth must be recommended by the partner for continuance in the voucher program
  - Youth will have access to the tenant-based voucher for an additional 24 months and will benefit from the choice to remain at Woodhill Apartments or move to another housing unit within the organization's jurisdiction.
  - Youth will have their tenant rent portion calculated as prescribed in FY2014-6: HCV Rent Reform (consolidates previously approved activities FY2014-6: Rent Simplification (HCV) and FY2015-4: Simplified Utility Allowance Schedule) and will NOT have their portion capped at $100.

Alignment with other MTW activities

- Due to the nature of the program, youth will have an annual recertification every 12 months and will not follow alternative recertification processes established under FY 2019-2: Alternate Recertification Process (PH and HCV).
- Youth admitted under this activity will follow the Organization's alternative implementation of small area fair market rents as established under FY 2019-1: Local Small Area Fair Market Rent (SAFMR) Implementation.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	Year 1: 10 PBVs Year 2: up to 20 (10 PBVs 10 TBVs) Year 3 and beyond: up to 30 (10 PBVS, 20 TBVs)	None	None

HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase housing choice (increase).	0	Year 1: 10 youth Year 2: up to 20 Year 3 and beyond: up to 30	None	None

SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase self sufficiency (increase).	0	Year 1: 10 youth Year 2: up to 20 Year 3 and beyond: up to 30	None	None

Planned Significant Changes

None.

FY2021-2 | Limiting increases in rents

Plan Year Approved, Implemented, Amended

This activity is designed to increase housing choices for low-income families who might be experiencing a loss of income or other economic hardship, and are unable to pay additional rent. The activity was approved in the FY 2020-2021 MTW Plan.

Description/Update

Update: This activity is scheduled to be implemented in February 2021. Since the organization is no longer implementing the rental cap, this waiver that allows the organization to limit rental increase requests to one per year will be consolidated with FY19-2 Alternate Recertification to streamline reporting and activity management. This activity is intended to be closed out in the FY2024 MTW Report.

Description: Recent weeks have seen historic levels of unemployment claims in San Antonio and throughout the country. The organization has seen a spike in reports of loss of income from residents. At the same time, landlords are seeking to increase rents. The organization is concerned this will negatively impact tenants as the organization may cover part of the increase (up to the payment standard) but tenants more than likely will receive an increase in their rent portion.

This activity uses the Organization's MTW flexibility to limit voucher contract rent increases to no more than 3%, in order to prevent terminations or evictions, and maintain a constant and predictable tenant rent. The Organization arrived at 3% by conducting a historical rent increase analysis. The Organization will continue to monitor rental rates and make adjustments to the cap as necessary. This activity will be sunsetted after 24 months, or sooner, if the national funding situation improves, and the organization is able to meet MTW requirements of serving substantially the same number of households.

Planned non-Significant Changes

Since the organization is no longer implementing the rental cap, this waiver that allows the organization to limit rental increase requests to one per year will be consolidated with FY19-2 Alternate Recertification to streamline reporting and activity management. This activity is intended to be closed out in the FY2024 MTW Report.

Planned Changes to Metrics / Data Collection

HC #4: Displacement Prevention

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	230	230	None	None

Average Rent Increase

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average rent increase	$70.16 average requested increase	$26.30 average accepted rent increase	None	None

Planned Significant Changes

None.

FY2022-1 | Resident Income Exclusions

(formerly named: SAHA Partnerships Providing Basic Needs for Residents Through Income Exclusions)

Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objective of increasing housing choices. In addition, this activity is in alignment with the Organization's strategic outcome to pursue partnerships that result in residents having access to basic non-housing needs. By excluding these contributions from the annual income, clients will be able to receive additional local support and not have their housing assistance negatively impacted. The activity was approved in the FY 2021-2022 MTW Plan.

Description/Update

Update: This activity has been implemented.

Description: This activity establishes an alternative policy that excludes contributions in the household's annual income calculation. Specifically, contributions received directly by the household from a partner or contributions distributed to a household on behalf of a partner will not be included in the households annual income for purposes of calculating rent.

Contributions covered by this policy include regular monetary and nonmonetary contributions or gifts provided by partners. Examples include: (i) regular payment of a family's bills (e.g., utilities, telephone, rent, credit cards, and car payments), (ii) cash or other liquid assets, and (iii) "in-kind" contributions such as groceries and clothing provided to a family on a regular basis.

Contributions not covered by this policy include any regular monetary and nonmonetary contributions or gifts from persons not residing in the household, including from organizations not officially partnered with the organization.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of households receiving services aimed to increase housing choice (increase).	0	Estimated 1,500 served monthly or 18,000 served annually for food assistance (this may include one household being served multiple months)	Will be adding partnerships including: San Antonio Food Bank City of San Antonio Meals on Wheels Family Service Association (FSA)	None

CE #4 | Increase in Resources Leveraged

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Amount of funds leveraged in dollars (increase).	0	Estimated $700,000 leveraged annually for food assistance	None	None

Planned Significant Changes

None.

FY2023-1 | Income-Based Housing Assistance Program (Local Non-Traditional)

Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objectives of increasing housing choices for low-income families. The activity was approved in the FY 2022-2023 MTW Plan and is expected to be implemented in FY2024.

Description/Update

This activity has not been implemented yet. The first property which will utilize this activity will be the currently under construction Beacon property, Snowden, which will allocate 54 units as part of this activity. Snowden is currently expected to begin turning buildings in March 2024. The activity has been renamed per branding efforts. In addition, separate policies and procedures are being finalized and expected to be implemented by the end of FY2024.

Background: The Organization has identified a local housing need for more affordable housing that provides income-based rents for households earning up to 80% AMI. While other housing programs (i.e. tax-credits) offer housing units with relatively affordable rents and reserve these for extremely low income households, the rents are still quite unaffordable for these households. Currently the Organization is estimating that 30% of households on its waiting list have household incomes at or below 15% AMI. An additional 40% are between 15% and 30% AMI.

Under the organization's broader uses of funds authority, Attachment D, the Organization may use MTW funding for local, non-traditional units providing that the activities meet the requirements of the MTW statute. This activity proposed the creation of a new property-based local, non-traditional MTW rental housing program.

This activity leverages existing authorizations in Attachment D and specified in FY2011-1e which allow the organization to invest MTW funds to preserve and expand affordable housing. Local, non-traditional units (LNT) are defined as units that will be rented to or sold to families whose incomes are at or below 80% of AMI, but that are not public housing or project-based Housing Choice Voucher units.

The proposed LNT program will operate in accordance with the Organization's public housing program as codified in the Admissions and Continued Occupancy Policy (ACOP). For consistency and efficiency, all public housing MTW waivers will be applied to this program unless noted otherwise. The LNT program will operate a separate waitlist and establish a local preference for existing public housing residents.

Currently, the Organization owns several real estate properties and plans to self-develop new multi-family properties at these sites. Below is the list of current new development projects. As the Organization identifies new projects, those will be listed in the Organization's annual plans and/or reports. Projects are also listed in Appendix E: Asset Management Plan.

- Expected in FY2024 or later:
    - Woodhill is a 532-unit family development that is 90% affordable with 479 units reserved at 80% AMI and below and the remaining are market-rate. In FY2021,

per FY 2021-1 and FY2015-3, the organization has committed 10 modified project-based vouchers at the property. In addition, the organization has 25 VASH PBVs committed. Per FY2011-1e, the organization has also invested MTW funds for preservation work resulting in 469 units added as local non-traditional units (479 affordable minus 10 MPBVs). Per this activity, 50 of the 469 units will have the PH-like program added and will continue to be counted under LNT.

- Snowden Senior Apartments a 135-unit new construction apartment complex for seniors 62 years of age and older. The new development will provide a mix of one and two-bedroom units with appropriate design considerations for senior living households and is anticipated to be 100% affordable with 40% (54) of the units subsidized by this new Project-based local, non-traditional rental subsidy program.
- Alazan Courts: the organization has hired a master planner for this project. Community engagement has begun and the organization anticipates using this program as part of the re-development of the public housing property.
- Artisan at Springview: This new development is planned to be a 325 unit community and may include units subsidized by this program.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	0	None	None

Planned Significant Changes

None.

FY2024-1 | Elimination of Earned Income Disregard

Plan Year Approved, Implemented, Amended

This activity is designed to meet the statutory objective to reduce cost and achieve greater cost effectiveness in Federal expenditures. The activity was approved in the FY 2023-2024 MTW Plan and is expected to be closed out in FY 2025-2026 when the organization implements HOTMA regulations effective January 1, 2025.

Description/Update

Update: None.

Description:

- This activity replaces FY2013-2, Simplified Earned Income Disregard (S-EID) MTW Activity and eliminates EID for the Housing Choice Voucher (HCV) and Public Housing (PH) Programs. S-EID was originally implemented in PH as a way to simplify the traditional EID calculation while also expanding the number of months for which EID would be available to participants. However, following updates to the traditional EID rules through the Streamlining Final Rule published on March 8, 2016, the traditional rules were simplified beyond the S-EID established by Opportunity Home. S-EID has now been phased out. Opportunity Home continues to disregard income for Family Self-Sufficiency (FSS) participants and Jobs Plus Program participants in accordance with their program rules.
- Additionally, increases in income are no longer picked up in between recertifications for HCV and PH residents, and all residents are now on a triennial recertification schedule. Therefore, the EID timeframe and rules would no longer be effective in increasing self-sufficiency as Opportunity Home disregards income increases for all residents.
- The elimination of traditional EID will allow staff to focus on furthering the success of the FSS and Jobs Plus Program, which are both self-sufficiency programs that provide caseworker management and supportive education, training, employment and financial counseling coupled with the earned income disregard. The elimination of EID will also reduce cost and administrative burden with managing EID participants and calculating the EID correctly.
- As Opportunity Home has eliminated traditional EID through the S-EID MTW Activity, FY2024-1 will have been implemented already upon approval of the MTW Plan.

Planned non-Significant Changes

None.

Planned Changes to Metrics / Data Collection

CE #3 | Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Changes to Metrics	Changes to Data Collection
Average error rate in completing a task as a percentage (decrease).	30%	0%	None	None

Data Source: Baseline set using FY2013-2 FY2022 actuals from internal auditing; benchmark set to 0% since the task is eliminated by the activity

Planned Significant Changes

None.

B. Not Yet Implemented Activities

None.

C. Activities On Hold

None.

D. Closed Out Activities

1. **FY2011-1 Block grant funding with full flexibility**
   This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. In the FY 2013-2014 Plan, the activity was closed out due to its reference to the MTW Single Fund Flexibility, and not to any additional waivers.
2. **FY2011-1a Promote Education through Partnerships**
   This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. In the FY 2013-2014 Plan, the activity was closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.
3. **FY2011-1b Pilot Child Care Program**
   This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The pilot childcare training program ended in the fall of 2011. While the program did have some success in FY2011 in assisting 10 residents in their completion of child care training and certification, there was not enough support for the program to continue. This activity was closed out in FY 2011-2012.
4. **FY2011-1c Holistic Case Management**
   This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year In the FY 2013-2014 Plan, the activity was closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.
5. **FY2011-1d Resident Ambassador Program**

This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. In the FY 2013-2014 Plan, the activity was closed out because it uses only the MTW Single Fund Flexibility, and no additional waivers.

6. **FY2011-2 Simplify and streamline HUD approval process for the development, redevelopment, and acquisition of Public Housing**
   This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year In the FY 2013-2014 Plan, the activity was closed out because faster transaction times have reduced the need for this activity.
7. **FY2011-3 Biennial reexamination for elderly/disabled (PH)**
   This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by new activities FY2014-4 and FY2014-5.
8. **FY2011-4 Streamline methods of verification for PH and HCV**
   This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by new activity FY2014-1.
9. **FY2011-5 Requirements for acceptable documents for PH and HCV**
   This activity was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by new activity FY2014-1.
10. **FY2011-6 Commitment of project-based vouchers (PBV) to SAHA-owned or controlled units with expiring subsidies (HCV)**
    This activity was designed to increase housing choices, and was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity is proposed to be closed out because it will be superseded by FY2015-3 upon approval of this MTW Plan.
11. **FY2011-7 Remove limitation of commitment on PBV so that PBV may be committed to more than 25% of the units in family developments without required provision of supportive services**
    This activity was designed to increase housing choices, and was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity is closed out because it has been superseded by FY2015-3.
12. **FY2011-8 Revise mobility rules for PBV**
    This activity was designed to increase cost efficiency, and was originally approved as part of the FY 2010-2011 MTW Plan and implemented in that fiscal year. The activity is proposed to be closed out because it will be superseded by FY2015-3 upon approval of this MTW Plan.
13. **FY2012-10 Biennial Reexamination for Elderly/Disabled Participants on Fixed Income (HCV)**
    This activity was originally approved as part of the FY 2011-2012 MTW Plan and implemented in that fiscal year. The activity has been closed out because it was replaced by FY2014-4.
14. **FY2012-11 Local Project Based Voucher Program for Former Public Housing Residents**
    This activity was originally approved as part of the FY 2011-2012 MTW Plan but was closed out before implementation due to discussions with HUD about the RAD option.

15. **FY2014-1 Streamline Reexamination Requirements and Methods (HCV)**
This activity was designed to reduce cost and increase cost effectiveness, and was originally approved as part of the FY2013-2014 MTW Plan and implemented in that fiscal year. This activity was closed out as of FY2016, due to staff analysis finding that it was no longer needed.
16. **FY2013-1 Time-limited Working Household Preference Pilot Program**
This activity was designed to increase housing choices and promote self-sufficiency, and was originally approved as part of the FY2012-2013 MTW Plan. Implementation started in FY2014 and was closed out in FY2017.
17. **FY2013-3 Standardize Section 8 and Public Housing Inspection Progress**
This activity was designed to unify Section 8 and Public Housing inspection standards. The intent was to raise lower standards to a higher, uniform level. It was anticipated that UPCS (Public Housing) would serve as a model for most elements, but some were to be derived from HQS (Section 8). This activity has been on hold until now, pending results of HUD tests at other PHAs. HUD has completed the study and is now conducting a demonstration. The organization has no plans to participate in the demonstration and will implement new inspection standards for Section 8 in accordance with any new guidelines set forth by HUD. This activity was closed out as of FY2017.
18. **FY2014-4 Biennial Reexaminations (HCV and PH)**
This activity was approved in FY2014 and implemented in January 2014. The activity was being closed out in FY2018 and replaced with the approved FY 2019-20 Alternative Recertification Process.
19. **FY2014-5 Triennial Reexaminations (HCV)**
This activity was approved in FY2014 and implemented in January 2014. The activity was being closed out in FY2018 and replaced with the approved FY 2019-20 Alternative Recertification Process.
20. **FY2016-2 Biennial and Triennial Notification of Rent Type Option**
This activity was approved in FY2014 and implemented in January 2014. The activity was being closed out in FY2018 and replaced with the approved FY 2019-20 Alternative Recertification Process.
21. **FY2014-2 Early Engagement (previously referred to as Path to Self-Sufficiency)**
This activity was originally approved as part of the FY2013-2014 MTW Plan and implemented in that fiscal year. Effective March 16, 2020, the Organization implemented its Workplace Transition Plan, Transition Level 1, Emergency Operations. On June 22, 2020 the Organization transitioned to Level 2, Modified Operations. As a result, all EEP sessions were canceled. The last EEP session was held in February 2020. The activity was closed in the FY2021 Report.
22. **FY2017-1 Thrive in Five**
This activity was approved in December 2016 and implemented in FY2017. The activity was re-proposed to replace a previous pilot which was closed out in FY2016 (FY13-1 Limited Working Preference). This activity was closed out in the FY2021 Report.
23. **FY2017-2 Restorative Housing Pilot Program**
This activity is designed to promote self-sufficiency and was originally approved as part of the FY2016-2017 MTW Plan and implemented in the same fiscal year. It was a two-year pilot program that was unsuccessful in reaching the target population. The activity was closed out in the FY2021 Report.

24. **FY2020-2 St. Phillips College Homeless Program (SPC-HP)**
    This activity was originally approved in FY2020 and designed to promote housing choices. The activity was never implemented as a result of the new development project planned for project-based vouchers was not executed. The partnership continues under the active FY2020-1 CHAP activity with tenant-based vouchers. This activity was closed out in the FY2021 Report.
25. **FY2020-4: Time-Limited Workforce Housing Pilot Program (PBV)**
    This activity was originally approved in FY2020 and designed to promote housing choices. The activity was never implemented as a result of the new development project planned for project-based vouchers was not executed.
26. **FY2015-1: MDRC / HUD Rent Study**
    This activity was originally approved in FY2015 as part of a study commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy (the "Study"). MDRC, a nonprofit and nonpartisan education and social policy research organization, conducted the Study on behalf of HUD. The study was originally scheduled to end in 2018, but was extended until FY2021 to ensure researchers are able to gather information from two triennial recertification periods. The agreement with the researchers ended in December 2021 and the last recertification was completed in March 2022. All MDRC participants were being transitioned to the rent structure as approved under FY2014-6.
27. **FY2013-2 – Simplified Earned Income Disregard (S-EID)**
    This activity was originally implemented to support the Social Innovation Fund (SIF) Jobs Plus Pilot (referred to as Westside Jobs Plus Program)-- which ended services at Alazan and Mirasol on March 31, 2016. Households enrolled in S-EID through this pilot were grandfathered into the incentive and allowed to continue their participation in S-EID until expiration of their term. This activity was superseded by FY2024-01 Elimination of Earned Income Disregard activity closed out in the FY 2023 Report. The organization is anticipating changes as a result of HUD's HOTMA Final Rule guidelines on January 1, 2024 which will eliminate EID.
28. **FY2020-3 – Family Self Sufficiency (FSS) Program Streamlining**
    A new HUD FSS final rule eliminated the need for this activity to address the 120-day rule. The modified contract element is still needed due to the FY2014-6 Rent Reform activity. In an effort to streamline activity reporting and group waivers working together, this waiver was moved to FY2014-6 and the FY2020-3 activity closed out in the FY 2023 Report.

Section V | Planned Application of MTW Funds

Planned application of MTW funds currently reflect estimates using the approved budget for FY2024. Figures will be updated according to the following timeline:

- **June 2024: Final FY2025 budget figures per the FY2025 budget as approved by the Board of Commissioners scheduled in June 2024.**

Section V. A. | Planned Application of MTW Funds

Note: the information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule (FDS).

Section V. A. i. | Estimated Sources of MTW Funds

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	13,424,293
70600	HUD PHA Operating Grants	160,248,573
70610	Capital Grants	11,463,677
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	0
71100+72000	Interest Income	887,588
71600	Gain or Loss on Sale of Capital Assets	-805,885
71200+71300+71310+71400+71500	Other Income	1,755,510
70000	**Total Revenue**	**$186,973,756**

Section V. A. ii. | Estimated Application of MTW Funds

The MTW PHA shall provide the estimated application of MTW funding in the plan year by Financial Data Schedule (FDS) line item. Only amounts estimated to be spent during the plan year should be identified here; unspent funds that the MTW PHA is not planning on expanding during the plan year should not be included in this section.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	22,384,843
91300+91310+92000	Management Fee Expense	9,706,463
91810	Allocated Overhead	0

92500 (92100+92200+92300+92400)	Total Tenant Services	3,251,206
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	6,011,791
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	27,794,550
95000 (95100+95200+95300+95500)	Total Protective Services	1,893,704
96100 (96110+96120+96130+96140)	Total Insurance Premiums	2,488,718
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	5,189,861
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	306,250
97100+97200	Total Extraordinary Maintenance	0
97300+97350	HAP + HAP Portability-In	112,704,036
97400	Depreciation Expense	8,044,926
97500+97600+97700+97800	All Other Expense	0
90000	**Total Expenses**	**$199,776,348**

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

Total expenses are greater than sources. FDS line item 97400, Depreciation is a non-cash expense which does not require a cash outlay, however, FDS line item 70610, Capital Grants is a source used for capital costs that are not included in expenses. The net of these two items creates an operating loss which will be covered with MTW HUD-held funds.

Section V. A. iii. | Description of Planned Application of MTW Funding Flexibility

MTW agencies have the flexibility to apply fungibility across three core funding programs' funding streams – public housing Operating Funds, public housing Capital Funds, and HCV assistance (to include both HAP and Administrative Fees) – hereinafter referred to as "MTW Funding." The MTW PHA shall provide a thorough narrative of planned activities it plans to undertake using its unspent MTW Funding. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

PLANNED APPLICATION OF MTW FUNDING FLEXIBILITY

Below are specific program uses of the moving to work funds that are not covered by other authorizations reported in other sections of this report.

Resident Engagement Team (formerly referred to as Community Development Initiative Department): The Organization uses moving to work funds to support the Resident Engagement Team. These funds allow the Organization to provide higher quality supportive services to residents than would otherwise be permitted by grant funding alone. In addition, the Organization is able to more effectively engage with partners and leverage resources for the benefit of the residents.

Resident Engagement Team Services

- Resident Outreach
- Service Coordination
- Administration of HUD-Funded Programs
  - The Family Self Sufficiency Program
  - Resident Opportunities and Self-Sufficiency (ROSS) Grant Program
  - Elderly & Disabled Services (EDS) Program
  - Jobs Plus at Lincoln Heights Grant Program
- Tax Credit Supportive Services
- Choice Endowment Trust
- ConnectHomeSA Digital Inclusion Program
- Opportunity Home FUndraiser and Nonprofit Management
- Opportunity Home Grant Management
- Opportunity Home Volunteer Program
- Resident Engagement Services
- Resident Council Training and Coordination
- Community-Building Events and Additional Resident Activities

Description of specific examples of uses of MTW funds

- Enhanced Resident Engagement: MTW funds will be used to enhance existing resident engagement efforts including hiring a Resident Leadership Coordinator to assist Public Housing residents in forming and running resident councils including additional planning and administrative support for the expansion of resident engagement activities.
- Food Distributions: MTW funds will be used to continue to assist with food distributions for The organization residents.
- Jobs Plus Program: MTW funds will be used in addition to grant funds to support the administration of the Jobs Plus Program at Lincoln Heights. The Jobs Plus program helps residents receive training and find employment opportunities. The organization partners with Alamo Workforce Solutions to identify in-demand occupations, as well as employers willing to provide training or educational assistance.
- Resident Apprentice: MTW funds also support the Resident Apprenticeship Program which provides meaningful work experience for residents. The organization has found that this program is an effective strategy to engage residents in educational, training, workforce development, and other self-sufficiency programs.
- ConnectHomeSA: The Organization uses MTW funds to support ConnectHomeSA. This program provides computer training courses. When residents complete six courses they earn a digital device.
- Expansion of PH WiFi: As part of The organization's Road to Digital Inclusion initiative, MTW funds will be used to narrow the digital divide and bring much needed Internet connectivity and accessibility. This will include broadband service for Public Housing communities.

- Choice Endowment: MTW funds will be used in conjunction with grant funding to continue supportive services to residents as part of the Choice Neighborhood Initiative.
- Youth Programming: MTW funds will be used on two partnership projects that will serve The organization youth through educational and afterschool programming onsite at public housing communities.
- Urban Farm: MTW funds are used to provide ongoing maintenance and upkeep at a neighborhood Urban Farm that serves a neighborhood with a lack of adequate, affordable fresh food. This was established as part of the Eastside Choice Neighborhood Grant.

In addition to the used listed above, the organization will pay full Asset Management Fees for all Public Housing AMPs regardless of whether they meet the excess cash threshold.

Section V. A. iv. | Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY - Final Approved Budget - Projected as of 3/31/2023	Planned Application of PHA Unspent Funds during FY
HCV HAP*	($3.9 million)	($3.9 million)
HCV Admin Fee	$4.5 million	$4.5 million
PH Operating Subsidy	($3.9 million)	($3.9 million)
HUD-Held HCV Funds	$71.3 million	$71.3 million
TOTAL:	**$68 million**	**$68 million**

Description
Per Board Resolution 6358 dated June 7, 2023, Moving-to-Work (MTW) funds are obligated consistent with the MTW Plan for the following:

Sources:

- MTW Funds- $68 million

Uses:

- Section 8 funding shortfall - $1 million
- Public Housing operating shortfall - $5 million
- Resident Services (CDI) - $2.4 million
- Central Office operating shortfall - $1 million
- Alazan Phase I and Predevelopment Costs - $17 million
- Investment in MTW units at Tax Credit/Beacon Properties - $9.5 million
- Balance of Snowden Development Funding Gap - $6.5 million
- Investment in Midcrowne and Ravello Properties - $5 million

- Acquisition of additional interest in a Tax Credit Property - $5 million
- Additional Impact of Compensation Study - $2.4 million
- Alazan Future Phases - $5.7 million
- Building Readiness for Child Care centers - $3 million
- Additional Investment in the 100 Labor Street Project - $2.5 million
- Preservation of Affordable Housing - $2 million

Total MTW funds obligated is $68 million.

Section V. A. v. | Local Asset Management Plan

i. Is the MTW PHA allocating costs within statute? **Yes**

ii. Is the MTW PHA implementing a local asset management plan (LAMP)? **No**

iii. Has the MTW PHA provided a LAMP in the appendix? **No**

iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year. **N/A**

Section V. A. vi. | Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation: The Organization has explored participation in RAD. Currently, the Organization has no plans to move forward with participation but will periodically explore the feasibility of RAD as things may change.

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? **No**

iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment? **N/A**

Section VI | Administrative

Section VI. A. | Board Resolution and Certifications of Compliance

This section includes a resolution signed by the Board of Commissioners adopting the Annual MTW Plan and the Annual MTW Plan Certifications of Compliance (as it appears in the Form 50900).

To be updated after Board adoption

Section VI. B. | Documentation of Public Process

The beginning and end dates of when the Annual MTW Plan was made available for public review and the dates, location and number of attendees of public hearings must be provided. HUD reserves the right to request additional information to verify the MTW PHA has complied with public process requirements in the Standard MTW Agreement (or successor MTW Agreement).

A 30-day public comment period began on Wednesday, Feb. 14, 2024, and ends on 10k on Wednesday, March 20, 2024, on the Opportunity Home San Antonio's Proposed 2024 – 2025 Moving to Work Agency Plan, including MTW Plan, Public Housing Admissions and Continued Occupancy Plan, Housing Choice Voucher Administrative Plan, Capital Fund Program Plan and the Family Self-Sufficiency (FSS) Program Action Plan.

Comments on changes may be delivered by electronic mail to **mtw@homesa.org**. All comments were due by 5:00 pm on March 20, 2024.

A Public Hearing of the Board of Commissioners was held at Opportunity Home, 818 S. Flores St., San Antonio, TX, 78204 prior to 1:00 p.m., commencing on March 20, 2024. There were no attendees or public comments.

See Appendix A for more information.

Section VI. C. | Planned And Ongoing Evaluations

A. EQUITY IMPACT ANALYSIS DURING PLANNING PHASE

Opportunity Home will incorporate an equity impact analysis framework in the MTW activities design process. Through this equity lens, our design process is intended to include steps that seek to prevent institutional racism and identify ways the proposed MTW activities can remedy long-standing inequities. The additional steps and questions, as outlined below, have been sourced from internal conversations as well as toolkits developed by organizations leading equity work[2]. During the planning and evaluation process, these steps and questions will be used as a guiding framework.

Activity Description

- Identifying Stakeholders
  - Which racial/ethnic groups may be most affected by and concerned with the issues related to this proposal?
- Engaging Stakeholders
  - How can we keep stakeholders from different racial/ethnic groups—especially those most adversely affected—informed, meaningfully involved and authentically represented in the development of this proposal?
  - Who's missing and how can they be engaged?
- Identifying and documenting racial inequities
  - Which racial/ethnic groups are currently most advantaged and most disadvantaged by the issue the MTW activity is trying to address?
    - How are they affected differently?
    - What quantitative and qualitative evidence of inequality exists?
    - What evidence is missing or needed?
- Examining the causes
  - What factors may be producing and perpetuating racial inequities associated with this issue?
  - How did the inequities arise? Are they expanding or narrowing?
  - Does the proposed activity address root causes? If not, how could it?
- Clarifying the purpose
  - What does the proposed activity seek to accomplish?
  - What is the desired equitable outcome the activity wants to achieve?
  - Will the activity reduce systemic disparities or discrimination?
- Considering Adverse Impacts
  - What adverse impacts or unintended impacts could result from this activity?
  - Which racial/ethnic groups could be negatively affected?
  - How could adverse impacts be prevented or minimized?

Activity Metrics Information

- Will our metrics provide us with information on inequitable results or effects (i.e are they

---

[2] https://www.raceforward.org/sites/default/files/RacialJusticeImpactAssessment_v5.pdf
https://www.portland.gov/parks/documents/racial-equity-lens-and-empowerment-tool/download

disaggregated in a way that allows us to see gaps)?
- Will our metrics provide us with evidence of structural or systemic progress?

Communication & Resident Feedback Loops
- How will Opportunity Home share information, opportunities, and data with those most impacted?
- How will Opportunity Home advance racial equity in its messaging?

B. EQUITY EVALUATION FRAMEWORK

The evaluation framework to evaluate how equitable policies, programs, and practices are will closely follow the standard program evaluation framework. This framework, as described by the Center for Disease Control, has 6 critical steps[3]:

Step 1: Engage stakeholders.

The evaluation's first step is to engage stakeholders. This includes the persons or organizations involved in the operations or implementation, the persons affected by the processes, policies, or programs, and the persons who will act on the evaluation findings.

From an equity lens, it is critical to engage the people most impacted, to get a deeper understanding of the equity impacts.

Questions to consider:
- Who are the stakeholders?
- Which stakeholders have historically been excluded?
- Will racial/ethnic groups who were most affected by and concerned with the issues related to this proposal be stakeholders?
- What role do they have in the evaluation (eg. draft evaluation questions, be sources of information, help interpret the findings and/or generate results)?
- Are there barriers to engagement?
- How will we remove barriers to engagement?
- How do we plan to engage the stakeholders (i.e. advisory board, project teams ,interviews, focus groups, etc)?

Step 2: Describe the program.

Process, policy or program descriptions explain:
- Is a logic model available?
- Can a logic model be developed?
- What was the activity designed to address?
- Have key decision points been identified for the activity's processes?
- What were their expected outcomes?
- Who was involved in the design process?
- What resources were needed for implementation?

---
[3] https://www.cdc.gov/mmwr/PDF/rr/rr4811.pdf

- Were equity factors considered?
- What assumptions were made?

Step 3: Focus the evaluation design.

Once the stakeholders are involved and the activity is understood, the next step is to identify the evaluation focus, the evaluation questions and how the findings will be used.

Possible evaluation questions:
- To what extent is the activity resulting in inequitable results?
- To what extent are decision points resulting in inequitable results?
- To what extent do all individuals have access to processes, policies or programs intended for them?
- How can the activity be redesigned to address equity issues?

Possible evaluation uses include:
- Demonstrate an activity's impact
- Improve activity to result in equitable results
- Inform decision to end or terminate activity

Step 4: Gather credible evidence.

Once an evaluation focus and questions have been identified, we will explore appropriate methods and data.

Questions to consider:
- What data is available? And from what sources?
- What indicators have been developed?
- Has data been disaggregated by key demographics?
- Has data been disaggregated by key decision points?
- What is the quality of the data?
- Is the data trustworthy?
- Will various data be integrated (qualitative and quantitative) to have a better understanding?
- Are resident's lived experiences taken into consideration?
- What techniques, timing and infrastructure will be used for handling and gathering data?

Step 5: Interpret the data.

After data is collected and analyzed, we will share the data with key stakeholders to help us interpret the data and generate appropriate recommendations.

Questions to consider:
- What is the story behind the numbers?
- Is the activity resulting in inequitable results?
- Are the decision points resulting in inequitable results?

- What strategies can be implemented to address inequities?
- Are changes to decision points needed to address inequities?
- What factors may be producing and perpetuating racial inequities associated with this issue?
- How did the inequities arise? Are they expanding or narrowing?
- Did the proposed activity address root causes?
- Did the proposed activity accomplish its purpose?
- Is the activity reducing systemic disparities or discrimination?
- How can the activity reduce systematic disparities or discrimination?
- What adverse impacts or unintended impacts, if any, resulted from this activity?
- Which racial/ethnic groups, if any, were negatively affected?
- How can adverse impacts be prevented or minimized?
- Will stakeholders help interpret the data?
- Will stakeholders help draft and or inform recommendations in response to the data?

Step 6: Ensure use and share lessons learned

The final step is to communicate findings and recommendations to relevant audiences, discuss follow-ups, and translate new knowledge into appropriate action. This can result in changes to processes, policies, or procedures to ensure the activity is achieving equitable outcomes.

- How will Opportunity Home share findings and recommendations back to key stakeholders, especially racial/ethnic groups who are the most affected by and concerned with the issues related to this proposal?

C. Planned Evaluations

During the upcoming fiscal year, the organization plans to conduct evaluations of specific activities during the upcoming fiscal year. Selection of activities scheduled to be evaluated during FY2025 will be completed by the end of the current fiscal year. Below is a list of activities that will be reviewed for evaluability. Depending on evaluation scope and resources, the organization plans to complete at least two evaluations.

1. FY2015-2- Elderly Admissions Preference at Select Public Housing Sites
2. FY2022-1- Partnerships Providing Basic Needs for Residents Through Income Exclusions
3. FY2019-2- Alternate Recertification Process (PH and HCV)
4. FY2011-1e- Preservation and Expansion of Affordable Housing
5. FY2011-9- Allocate tenant-based voucher set-asides for households referred by non-profit sponsors who provide supportive services
6. FY2013-4- HQS Inspection of Opportunity Home properties by Opportunity Home inspectors
7. FY2014-3- Faster Implementation of Payment Standard Decreases (HCV)
8. FY2014-6- HCV Rent Reform (14-6 Rent Simplification (HCV) & 15-4- Simplified Utility Allowance Schedule)

9. FY2015-3- Modified Project Based Vouchers
10. FY2019-1- Local Implementation of SAFMR
11. FY2020-1- College & University Homeless Assistance Programs
12. FY 2021-1- Next Step Housing Program (THRU Project)
13. FY 2021-2- Limiting increases in rents
14. FY2023-1 Property-based local, non-traditional rental subsidy program (referred to locally as PH-like)

Section VI. D. | Lobbying Disclosures

To be updated after Board adoption.

Appendix | Additional Items

Appendix A | Public Comments Summary Report

MTW Timeline

Date	Description	Outreach	Attendees
February 6, 2024	Resident Council Consultation	Direct invite	27 attendees
February 14, 2024	Public Posting for Public Comment Period	Website Posting, Social media	NA
March 7, 2024	Resident Council Briefing	Direct invite	26 attendees
March 11, 2024	Public Housing Resident Briefing	Email, social media, property digital signage, newsletter, flyered property, website	4 attendees
March 13, 2024	Voucher Programs Resident Briefing	Email, social media, central office digital signage, newsletter, website	7 attendees
March 20, 2024	Public Hearing / Comment Period Closed		There were no public comments.
May 1, 2024	Final Board Approval / Public Hearing		
May 10, 2024	HUD Submission		

Materials posted

- Public hearing and public comment period notice
- Draft FY2025 MTW Plan
- Video recording and presentation
- Online feedback form
- Public comment feedback document

Feedback Overview

All feedback was reviewed and considered in the final drafting of the plan. Below is a summary of the feedback received by plan and/or topic area and the final status of the proposed change.

Section	Feedback Overview	Adjustments to Plan

Section II. A. iii. Planned New Project Based Vouchers	Consider committing project-based vouchers for permanent supportive housing and other projects	Yes. Up to 125 vouchers for PSH will be considered. In addition, added 74 tenant-based vouchers currently under review by HUD
Section II. A. vi. General Description of All Planned Capital Expenditures During the Plan Year Appendix E 1. A. Public Housing Five Year Capital Improvement Plan	Consider committing public housing capital investments at Lila Cockrell - specifically: intrusion protection, lead based paint, and all the rest of capital improvements. no faucets outside; need power wash on floors	No. Lila Cockrell was built in 1982 and therefore does not require Lead Based Paint testing/abatement. Capital Improvements are prioritized according to the highest need throughout the Public Housing portfolio. Residents may use watering cans and fire extinguishers as needed. Lila Cockrell has a contractor who provides pressure washing services and maintenance staff will also continue to pressure wash sidewalks as needed.
Section V. A. iv. | Planned Application of PHA Unspent Operating Fund and HCV Funding	Why are we committing MTW funds to Alazan when so many other properties need improvements	Opportunity Home is committed to deeply affordable units and anti-displacement. Alazan was identified as one of the agency top priorities for redevelopment. We continue to allocate our capital funds to other properties based on our physical needs assessment. This information can be located on page 129 of the MTW Plan
Section II.A. Housing Stock	Consider converting vacant units at Cottage Creek and other apartments to accessible units	Cottage Creek has the total number of required accessible units per city code. Should any of our residents need modification to their units they should contact the property management team for guidance.
Appendix H. Resident Advisory Board	Ensure Section 8 in Beacon - nonprofit participate in the resident advisory board if held during the day at housing	Yes - language was added to ensure there is representation for voucher holders residing at Beacon properties.
Section 1	Board of Commissioners' priorities	Section 1 has been updated to

	incorporate key priorities recently identified by the Board of Commissioners during the March 20, 2024 Operations and Real Estate Meeting

Appendix B | Summary of Revisions to the Admissions & Continued Occupancy Policy (ACOP)

Indicates policy has been added

~~**Indicates policy has been removed**~~

Housing Opportunity Through Modernization Act of 2016 (HOTMA)

On July 29, 2016, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was signed into law and made numerous changes to statutes governing HUD programs. Title I of HOTMA contains 14 different sections that impact the Public Housing and Section 8 programs, implementing broad changes to income and assets in Sections 102 and 104 of HOTMA and Public Housing program over-income provisions in Section 103. The Final Rule was officially published in the Federal Register on February 14, 2023. On September 29, 2023, HUD issued notice PIH 2023-27, which provided guidance to PHAs on the implementation of the program changes described in the Final Rule.

Opportunity Home will implement the following HOTMA policies on January 1, 2025.

Discrimination Complaints

Reason for Changes to 2.1.C Discrimination Complaints, addition of section 2.1.D Complaints under the Equal Access Final Rule [Notice PIH 2014-20], and 2.1.E VAWA Complaint Processing [Notice FHEO 2023-01]

The following policy updates are to align Opportunity Home's discrimination complaint policies with the HUD Respondent Obligations in Fair Housing Investigations Interactive Diagram, Equal Access Final Rule [Notice PIH 2014-20] and Notice FHEO 2023-01.

~~(6)~~**2.1.C** **Discrimination Complaints**

(1) General Housing Discrimination Complaints

(a) If an applicant or tenant family believes that any family member has been discriminated against by Opportunity Home, the family should advise Opportunity Home.

(b) Opportunity Home should make every reasonable attempt to determine whether the applicant or tenant family's assertions have merit and take any warranted corrective action.

***

(d) Opportunity Home will attempt to remedy all discrimination complaints made against Opportunity Home.

(e) Applicants or participants who believe that they have been subject to unlawful discrimination may notify Opportunity Home either verbally or in writing.

(f) Within 10 business days of receiving the complaint, Opportunity Home will investigate and attempt to remedy discrimination complaints made against Opportunity Home. Opportunity Home will also advise the family of their right to file a fair housing complaint with HUD's Office of Fair Housing and Equal Opportunity (FHEO). The fair housing poster, posted in conspicuous and accessible locations in Opportunity Home lobbies, will reference how to file a complaint with FHEO. ~~Opportunity Home will provide a copy of a discrimination complaint form to the complainant and provide them with information on how to complete and submit the form to HUD's Office of Fair Housing and Equal Opportunity (FHEO).~~

(g) Opportunity Home will keep a record of all complaints, investigations, notices, and corrective actions.

2.1.D Complaints under the Equal Access Final Rule [Notice PIH 2014-20]

(1) Notice PIH 2014-20 requires an articulated complaint process for allegations of discrimination under the Equal Access Final rule. The Equal Access Final Rule requires that Opportunity Home provides equal access regardless of marital status, gender identity, or sexual orientation. Opportunity Home will be informed on these obligations by the HUD Field Office or FHEO when an Equal Access complaint investigation begins.

(a) Applicants or tenant families who believe that they have been subject to unlawful discrimination based on marital status, gender identity, or sexual orientation under the Equal Access Rule may notify Opportunity Home either orally or in writing.

(b) Within 10 business days of receiving the complaint, Opportunity Home will provide a written notice to those alleged to have violated the rule. Opportunity Home will also send a written notice to the complainant informing them that notice was sent to those alleged to have violated the rule, as well as information on how to complete and submit a housing discrimination complaint form to HUD's Office of Fair Housing and Equal Opportunity (FHEO).

(c) Opportunity Home will attempt to remedy discrimination complaints made against Opportunity Home and will conduct an investigation into all allegations of discrimination.

(d) Within 10 business days following the conclusion of Opportunity Home's investigation, Opportunity Home will provide the complainant and those alleged to have violated the rule with findings and either a proposed corrective action plan or an explanation of why corrective action is not warranted.

(e) Opportunity Home will keep a record of all complaints, investigations, notices, and corrective actions. (See Chapter 16.)

2.1.E VAWA Complaint Processing [Notice FHEO 2023-01]

(1) A complainant may, not later than one year after an alleged VAWA violation has occurred or terminated, file a complaint with FHEO alleging such violation. If there is a violation that began prior to a year before the complaint is filed, but it continues into the one-year time period, HUD will accept the complaint. FHEO will investigate the complaint if it is timely and FHEO otherwise has jurisdiction. If a complaint is filed more than one year after the alleged violation occurred or terminated, FHEO may, but is not required to, investigate the allegations under the additional authority and procedures described in FHEO 2023-01.

(2) Complaints do not need to allege a violation of the Fair Housing Act for FHEO to accept and investigate the complaint.

(a) Applicants or tenant families who wish to file a VAWA complaint against Opportunity Home may notify Opportunity Home either orally or in writing.

(b) Opportunity Home will advise the family of their right to file a VAWA complaint with HUD's Office of Fair Housing and Equal Opportunity (FHEO). Opportunity Home will inform the family that no later than one year after an alleged VAWA violation has occurred or terminated, applicants and tenants who believe they have been injured by a VAWA violation or will be injured by such a violation that is about to occur may file a VAWA complaint using FHEO's online complaint form via mail, email, or telephone.

(c) Opportunity Home will attempt to remedy complaints made against Opportunity Home and will conduct an investigation into all allegations of discrimination.

(d) Within 10 business days following the conclusion of Opportunity Home's investigation, Opportunity Home will provide the complainant and those alleged to have violated the rule with findings and either a proposed corrective action plan or an explanation of why corrective action is not warranted.

(e) Opportunity Home will keep a record of all complaints, investigations, notices, and corrective actions. (See Chapter 16.)

Family Consent to Release of Information (HUD-9886-A

Reason for Changes to 3.2.D and 7.1.A Family Consent to Release of Information [24 CFR 5.232] and Penalties for Failing to Consent [24 CFR 5.232]

Sections 3.2.D and 7.1.A were updated with new HOTMA requirements regarding the Authorization for Release of Information, form HUD-9886-A. The revised section provides information on penalties for failing to sign the release of financial information to Opportunity Home.

3.2.D Family Consent to Release of Information [24 CFR 5.232]

(1) HUD requires each adult family member, and the head of household, spouse, or cohead, regardless of age, to sign form HUD-9886, Authorization for the Release of Information Privacy Act Notice, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance. The consent form remains effective until the family is denied assistance, assistance is terminated, or the family provides written notification to revoke consent.

(2) Opportunity Home must deny admission to the program if any member of the applicant family fails to sign and submit consent forms which allow Opportunity Home to obtain information that Opportunity Home has determined is necessary in administration of the public housing program [24 CFR 960.259(a) and (b)and 24 CFR 5.232(a)].

(3) However, this does not apply if the applicant or participant, or any member of their family, revokes their consent with respect to the ability of Opportunity Home to access financial records from financial institutions, unless Opportunity Home establishes a policy that revocation of consent to access financial records will result in denial or termination of assistance or admission [24 CFR 5.232(c)].

(A) Opportunity Home has established a policy that the family's revocation of consent to allow Opportunity Home to access records from financial institutions will result in denial of admission.

7.1 General Verification Requirements

7.1.A Family Consent to Release of Information [24 CFR 982.516 and 982.551, 24 CFR 5.230]

(1) The family must supply any information that Opportunity Home or HUD determines is necessary to the administration of the program and must consent to Opportunity Home verification of that information [24 CFR 982.551].

(2) **Consent Forms**

(a) ~~It is required that a~~ All adult applicants and participants sign form HUD-9886-A, Authorization for Release of Information. All adult family members (and the head and spouse/cohead, regardless of age) are required to sign the Form HUD-9886-A at admission.

(b) The purpose of form HUD-9886-A is to facilitate automated data collection and computer matching from specific sources and provides the family's consent only for the specific purposes listed on the form.

(b) HUD and Opportunity Home may collect information from State Wage Information Collection Agencies (SWICAs) and current and former employers of adult family members.

(c) Only HUD is authorized to collect information directly from the Internal Revenue Service (IRS) and the Social Security Administration (SSA).

~~(d) Adult family members must sign other consent forms as needed to collect information relevant to the family's eligibility and level of assistance.~~

(d) Participants, prior to January 1, 2024, signed and submitted Form HUD-9886 at each annual reexamination. HOTMA eliminated this requirement and instead required that the Form HUD-9886-A be signed only once. On or after January 1, 2024 (regardless of Opportunity Home's HOTMA compliance date), current program participants must sign and submit a new Form HUD-9886-A at their next interim or annual reexamination.

(e) This form will only be signed once and will remain effective until the family is denied assistance, assistance is terminated, or the family provides written notification to Opportunity Home to revoke consent. Another Form HUD-9886-A will not be submitted to Opportunity Home except under the following circumstances:

(i) When any person 18 years or older becomes a member of the family;

(ii) When a current member of the family turns 18; or

(iii) As required by HUD or Opportunity Home in administrative instructions.

(f) Opportunity Home has the discretion to establish policies around when family members must sign consent forms when they turn 18. Opportunity Home must establish these policies stating when family members will be required to sign consent forms at intervals other than at reexamination.

(i) Family members turning 18 years of age between annual recertifications will be notified in writing that they are required to sign the required Consent to the Release of Information Form HUD-9886-A at the family's next annual or interim reexamination, whichever is earlier.

(3) **Penalties for Failing to Consent [24 CFR 5.232]**

(a) If any family member who is required to sign a consent form fails to do so, Opportunity Home will deny admission to applicants and terminate the lease of tenants. The family may request a hearing in accordance with Opportunity Home's grievance procedures.

(b) The family may request an informal review (applicants) or informal hearing (participants) in accordance with Opportunity Home procedures. However, this does not apply if the applicant, participant, or any member of their family, revokes their consent with respect to the ability of Opportunity Home to access financial records from financial institutions, unless Opportunity Home establishes a policy that revocation of consent to access financial records will result in denial or termination of assistance or admission [24 CFR 5.232(c)].

(c) Opportunity Home may not process interim or annual reexaminations of income without the family's executed consent forms.

(i) Revocation of consent to access financial records will result in denial of admission or termination of assistance in accordance with Opportunity Home policy.

(ii) For a family to revoke their consent, the family must provide written notice to Opportunity Home.

(iii) Opportunity Home will send the family a notice acknowledging receipt of the request and explaining that revocation of consent. Opportunity Home will notify their local HUD office of the written notice.

Use of Other Programs' Income Determinations

Reason for Addition of 7.1.B Use of Other Programs' Income Determinations [24 CFR 5.609(c)(3) and Notice PIH 2023-27

Section 7.1.B was updated to include new HOTMA requirements regarding the use of Safe Harbor determinations. Opportunity Home has opted out of the use of other programs' income determinations.

7.1.B Use of Other Programs Income Determinations [24 CFR 5.609(c)(3) and Notice PIH 2023-27]

(1) Opportunity Home may, but are not required to, determine a family's annual income, including income from assets, prior to the application of any deductions, based on income determinations made within the previous 12-month period, using income determinations from means-tested federal public assistance programs. Opportunity Home is not required to accept or use determinations of income from other federal means-tested forms of assistance. If Opportunity Home adopts a policy to accept this type of verification, Opportunity Home must establish in policy when they will accept Safe Harbor income determinations and from which programs. Opportunity Home must also create policies that outline the course of action when families present multiple verifications from the same or different acceptable Safe Harbor programs.

(2) **Means-tested federal public assistance programs include:**

(a) Temporary Assistance for Needy Families (TANF) (42 U.S.C. 601, et seq.);

(b) Medicaid (42 U.S.C. 1396 et seq.);

(c) Supplemental Nutrition Assistance Program (SNAP) (42 U.S.C. 2011 et seq.);

(d) Earned Income Tax Credit (EITC) (26 U.S.C. 32);

(e) Low-Income Housing Credit (LIHTC) program (26 U.S.C. 42);

(f) Special Supplemental Nutrition Program for Woman, Infants, and Children (WIC) (42 U.S.C. 1786);

(g) Supplemental Security Income (SSI) (42 U.S.C. 1381 et seq.);

(h) Other programs administered by the HUD Secretary;

(i) Other means-tested forms of federal public assistance for which HUD has established a memorandum of understanding; and

(l) Other federal benefit determinations made in other forms of means-tested federal public assistance that the Secretary determines to have comparable reliability and announces through the Federal Register.

(3) If Opportunity Home elects to use the annual income determination from one of the above-listed forms of means-tested federal public assistance, then they must obtain the income information by means of a third-party verification. The third-party verification must state the family size, must be for the entire family, and must state the amount of the family's annual income. The annual income need not be broken down by family member or income type. Annual income includes income earned from assets, therefore when using Safe Harbor to verify a family's income, Opportunity Home will neither further inquire about a family's net family assets, nor about the income earned from those assets, except with respect to whether or not the family owns assets that exceed the asset limitation in 24 CFR 5.618. The Safe Harbor documentation will be considered acceptable if any of the following dates fall into the 12-month period prior to the receipt of the documentation by Opportunity Home:

(a) Income determination effective date;

(b) Income determination effective date;

(c) Program administrator's signature date;

(d) Family's signature date;

(e) Report effective date; or

(f) Other report-specific dates that verify the income determination date.

(4) The only information that Opportunity Home is permitted to use to determine income under this method is the total income determination made by the federal means-tested program administrator. Other federal programs may provide additional information about income inclusions and exclusions in their award letters; however, these determinations and any other information must not be considered by Opportunity Home. Opportunity Home is not permitted to mix and match Safe Harbor income determinations and other income verifications.

(5) If Opportunity Home is unable to obtain Safe Harbor documentation or if the family disputes the other program's income determination, Opportunity Home must calculate the family's annual income using traditional methods as outlined in Notice PIH 2023-27 and this chapter.

(6) If Opportunity Home uses a Safe Harbor determination to determine the family's income, the family is obligated to report changes in income that meet Opportunity Home's reporting requirement and occur after the effective date of the transaction.

(7) The amounts of unreimbursed reasonable attendant care expenses and child-care expenses deducted from a family's annual income, except for when a family is approved for a child-care expense hardship exemption, must still be capped by the amount earned by any family member who is enabled to work as a result of the expense. Opportunity Home is therefore required to obtain third-party verification of the applicable employment income and cap the respective expense deductions accordingly.

(8) Opportunity Home will not accept verification from other federal assistance programs. All income will be verified in accordance with the requirements of HUD's verification hierarchy and Opportunity Home policies in this chapter.

EIV Income and IVT Reports

Reason for Addition of 7.1.C EIV Income and IVT Reports

Section 7.1.C includes new HOTMA requirements that allow Opportunity Home to determine when Enterprise Income Verification (EIV) and Income Verification Tool (IVT) reports are required for income verification.

7.1.C Level 5 and 6 Verification: Up-Front Income Verification (UIV)

***

(b) ***EIV Income and IVT Reports***

(i) Opportunity Home is required to obtain an EIV Income and IVT report for each family any time Opportunity Home conducts an annual reexamination. However, Opportunity Home is not required to use the EIV Income and IVT reports: ~~The data shown on income and income validation tool (IVT) reports is updated quarterly. Data may be between three and six months old at the time reports are generated.~~

(A) At annual reexamination if Opportunity Home used Safe Harbor verification from another means-test federal assistance program to determine the family's income; or

(B) During any interim reexaminations.

(ii) The EIV Income and IVT Reports are also not available for program applicants at admission.

(iii) When required to use the EIV Income Report, in order for the report to be considered current, Opportunity Home Must pull the report within 120 days of the effective date of the annual reexamination.

(iv) The EIV Income Report may be used to verify and calculate income at annual reexamination if the family self-certifies that the amount is accurate and representative of current income. The family must be provided with the information in EIV.

(ii) Except for when Safe Harbor verification from another means-tested federal assistance program is used to determine a family's annual income, Opportunity Home will obtain EIV income and IVT reports for all annual ~~and interim~~ reexaminations for all families. Reports will be generated as part of the regular reexamination process.

(iii) Opportunity Home will ensure that all EIV Income Reports are pulled within 120 days of the effective date of the annual reexamination.

(iii) Income and IVT reports will only be used for interim reexaminations as necessary. For example, EIV may be used to verify that families claiming zero income are not receiving income from any sources listed in EIV. ~~Income and IVT reports will be compared to family-provided information as part of the annual reexamination process.~~

~~(iv) Income and IVT reports may be used in the calculation of annual income, as described in Chapter 6.1.C.~~

~~(v) Income reports may also be used to meet the regulatory requirement for third-party verification, as described above.~~

~~(vi) Policies for resolving discrepancies between income reports and family-provided information will be resolved as described in Section 6.1.C. and in this chapter.~~

~~(vii) Family expense summaries will be used in interim reexaminations for families who report zero income.~~

(iv~~viii~~) Income and IVT reports, and family expense summaries, will be retained in participant files with the applicable annual or interim reexamination documents (if applicable) for the duration of the family's participation..

(v~~ix~~) When Opportunity Home determines through EIV reports and third party verification that a family has concealed or under-reported income, corrective action will be taken pursuant to the policies in Chapter 14, Program Integrity.

EIV + Self-Certification

Reason for the Change to 7.1.F EIV + Self-Certification

Section 7.1.F includes language that allows Opportunity Home to accept EIV and a family's self-certification as verification of employment income, provided the family agrees with the amounts listed in EIV.

7.1.F EIV + Self-Certification

(1) EIV may be used as written third-party verification and may be used to calculate income if the family agrees with the information in EIV and

self-certifies that the amount is accurate and representative of current income.

(2) When calculating income using this method, Opportunity Home may use its discretion to determine which method of calculation is reasonable: the last four quarters combined or an average of any number of quarters. The family must be provided with the information from EIV.

(3) At annual reexamination, if Opportunity Home is unable to use a determination of income from a means-tested federal assistance program and if there are no reported changes to an income source, Opportunity Home will use EIV + self-certification as verification of employment income, provided the family agrees with the amounts listed in EIV.

(5) Opportunity Home will use an average of the last two quarters of income listed in EIV to determine income from employment. Opportunity Home will provide the family with the information in EIV. The family will be required to sign a self-certification stating that the amount listed in EIV is accurate and representative of current income.

(6) If the family disagrees with the amount in EIV, the amount is not reflective of current income, or if less than two quarters are available in EIV, Opportunity Home will use written third-party verification from the source.

(7) Opportunity Home will not use this method of verification at new admission since EIV is not available for applicant families or at interim reexamination since the income information in EIV is not current.

Self-Certification of Net Family Assets

Reason for the Addition of 7.3.F Net Family Assets Equal to or Less than $50,000

Section 7.3.F adds new HOTMA requirements that allows Opportunity Home to accept self-certification from a family for certification of real property ownership and net assets totaling $50,000 or less. Opportunity Home has opted to accept self-certification for both cases.

7.3.F Net Family Assets

Assets Totaling $50,000 or Less

(1) At admission and reexamination, for families with net assets totaling $50,000 or less (adjusted annually), Opportunity Home may, but is not required to, accept the family's self-certification that the family's

assets do not exceed $50,000 without taking any additional steps to verify the accuracy of the declaration.

(2) The declaration must include the amount of income the family expects to receive from assets which must be included in the family's income. This includes declaring income from checking and savings accounts which, although excluded from the calculation of net family assets (because the combined value of non-necessary personal property does not exceed $50,000), may generate asset income.

(3) Opportunity Home must clarify during the self-certification process which assets are included/excluded from net family assets.

(4) If Opportunity Home chooses to accept self-certification, Opportunity Home is required to obtain third-party verification of all assets, regardless of the amount, at least once every three years.

(5) When net family assets have a total value over $50,000, Opportunity Home may not rely on the family's self-certification.

(a) Third-party verification of assets is required when net family assets exceed $50,000, adjusted annually by HUD.

(b) When verification of assets is required, Opportunity Home is required to obtain a minimum of one statement that reflects the current balance of banking/financial accounts.

(6) For families with net assets totaling $50,000 or less, Opportunity Home will accept a family's self-certification of the value of their assets and anticipated asset income.

(a) The family's declaration must show each asset and the amount of income expected from that asset.

(b) All family members 18 years of age and older must sign the family's declaration.

(c) Opportunity Home reserves the right to require additional verification in situations where the accuracy of the declaration is in question.

(7) Any income the family expects to receive from assets will be included in the family's annual income.

(8) Families will be required to provide third-party verification of net family assets every three years.

(9) When verification is required in determining the value of checking or savings accounts, Opportunity Home will use the current balance.

(a) In determining the anticipated income from an interest-bearing checking or savings account when verification is required and the rate of return is known, Opportunity Home will multiply the current balance of the account by the current rate of interest paid on the account. If a checking account does not bear interest, the anticipated income from the account is zero.

Self-Certification of Real Property Ownership [24 CFR 5.618(b)(2)]

(1) Opportunity Home must determine whether a family has present ownership in real property that is suitable for occupancy for purposes of determining whether a family is compliant with the asset limitations.

(2) At admission and reexamination, Opportunity Home may accept a self-certification from the family that the family does not have any present ownership in any real property that is suitable for occupancy.

(a) If the family declares they have present ownership in real property, Opportunity Home must obtain third-party verification.

(3) Both at admission and reexamination, Opportunity Home will accept self-certification from the family that the family does not have any present ownership in any real property.

(4) The certification must:

(a) State that the family does not have any present ownership interest in any real property;

(b) Be signed by all family members 18 years of age and older.

(7) Opportunity Home reserves the right to require additional verification in situations where the accuracy of the declaration is in question.

(8) If the family declares they have a present ownership in real property, Opportunity Homewill obtain third-party verification of the following factors:

(a) Whether the family has the legal right to reside in the property; and

(b) Whether the family has effective legal authority to sell the property; and

(c) Whether the property is suitable for occupancy by the family as a residence.

(9) In cases where a family member is a victim of domestic violence, dating violence, sexual assault, or stalking, Opportunity Home will comply with confidentiality requirements under 24 CFR 5.2007 and will accept a self-certification.

Nonrecurring Income

Reason for the Addition of 7.3.E Nonrecurring Income

Section 7.3.E adds new HOTMA requirements that allow Opportunity Home to accept self-certification from a family for nonrecurring income. Opportunity Home has opted to accept self-certification of this form of payment.

7.3.E Nonreccuring Income

(1) Income that will not be repeated beyond the coming year (i.e., the 12 months following the effective date of the certification), based on information provided by the family, is considered nonrecurring income and is excluded from annual income.

(2) Opportunity Home may accept a self-certification from the family stating that the income will not be repeated in the coming year.

(a) Opportunity Home will accept self-certification from the family stating that income will not be repeated in the coming year.

(b) Opportunity Home may choose, on a case-by-case basis, to require third-party verification that income sources will not be repeated in the coming year.

Third-Party Verification of Social Security Numbers

Reason for Change to 7.2.B Social Security Numbers

Section 7.2.B was updated to include language that allows Opportunity Home to accept third-party verification of an applicant or participant's Social Security Number (SSN) when all other attempts to obtain that information have been unsuccessful.

7.2.B Social Security Numbers [24 CFR 5.216 and Notice PIH 2023-27 ~~2018-24~~]

(1) The family must provide documentation of a valid Social Security number (SSN) for each member of the household, with the exception of individuals who do not contend eligible immigration status. Exemptions also include existing residents who were at least 62 years of age as of January 31, 2010, and had not previously disclosed an SSN.

(2) Note that an individual who previously declared to have eligible immigration status may not change their declaration for the purpose of avoiding compliance with the SSN disclosure and documentation

requirements or penalties associated with noncompliance with these requirements. Nor may the head of household opt to remove a household member from the family composition for this purpose.

(~~2~~3) Opportunity Home must accept the following documentation as acceptable evidence of the social security number:

(a) An original SSN card issued by the Social Security Administration (SSA)

(b) An original SSA-issued document, which contains the name and SSN of the individual

(c) An original document issued by a federal, state, or local government agency, which contains the name and SSN of the individual

(~~3~~4) While Opportunity Home must attempt to gather third-party verification of SSNs prior to admission as listed above, Opportunity Home also has the option of accepting a self-certification and a third-party document (such as a bank statement, utility or cell phone bill, or benefit letter) with the applicant's name printed on it to satisfy the SSN disclosure requirement if Opportunity Home has exhausted all other attempts to obtain the required documentation. If verifying an individual's SSN using this method, Opportunity Home must document why the other SSN documentation was not available.

(5) If the tenant's SSN becomes verified in EIV, then no further verification is required. If the tenant's SSN fails the SSA identity match, then Opportunity Home must obtain a valid SSN card issued by the SSA or an original document issued by a federal or state government agency that contains the name of the individual and the SSN of the individual, along with other identifying information of the individual. The resident's assistance must be terminated if they fail to provide the required documentation.

(a) Opportunity Home will verify an individual's SSN in the situations described above using the method described above as a last resort when no other forms of verification of the individual's SSN are available.

Other Permitted Reasons for Denial of Admission

Reason for Change to 3.3.D Other Permitted Reasons for Denial

Section 3.3.D was updated to allow Opportunity Home to consider the reason for termination of applicant families that have been terminated from federally assisted housing in the last three years when evaluating applicant admission.

3.3.~~D~~E Other Permitted Reasons for Denial Of Admission

(1) HUD permits, but does not require Opportunity Home to deny admission for the reasons discussed in this section.

(2) In making its decision to deny assistance, Opportunity Home will consider the factors discussed in Section 3.3.F. Upon consideration of such factors, Opportunity Home may, on a case-by-case basis, decide not to deny assistance.

***

(4) **Previous Behavior [960.203(c) and (d) and PH Occ GB, p. 48]**

***

(d) Opportunity Home will deny admission to an applicant family if Opportunity Home determines that the family:

(i) Owes rent or other amounts to this or any other PHA or owner in connection with any assisted housing programs;

(ii) Owes rent or other amounts to Opportunity Home in connection with Section 8 or other public housing assistance under the 1937 Act, unless the family enters into a repayment agreement upon admission.

(iii) Includes any family member that has been evicted from federally-assisted housing in the last three years.

***

(g) Opportunity Home may deny admission based on the termination reason for family members who have been terminated from federally-assisted housing in the last three years.

Appendix C | Summary of Revisions to the Administrative Plan

Indicates policy has been added

~~**Indicates policy has been removed**~~

Housing Opportunity Through Modernization Act of 2016 (HOTMA)

On July 29, 2016, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was signed into law and made numerous changes to statutes governing HUD programs. Title I of HOTMA contains 14 different sections that impact the Public Housing and Section 8 programs, implementing broad changes to income and assets in Sections 102 and 104 of HOTMA and Public Housing program over-income provisions in Section 103. The Final Rule was officially published in the Federal Register on February 14, 2023. On September 29, 2023, HUD issued notice PIH 2023-27, which provided guidance to PHAs on the implementation of the program changes described in the Final Rule.

Opportunity Home will implement the following HOTMA policies by January 1, 2025.

Discrimination Complaints

Reason for Changes to Discrimination Complaints and addition of section 2.1.D Complaints under the Equal Access Final Rule [Notice PIH 2014-20], and 2.1.E VAWA Complaint Processing [Notice FHEO 2023-01]

The following policy updates are to align the discrimination complaint policies with the HUD Respondent Obligations in Fair Housing Investigations Interactive Diagram, Equal Access Final Rule [Notice PIH 2014-20] and Notice FHEO 2023-01.

~~(6)~~**2.1.C** **Discrimination Complaints**

(1) **General Housing Discrimination Complaints**

(a) If an applicant or tenant family believes that any family member has been discriminated against by Opportunity Home, the family should advise Opportunity Home.

(b) Opportunity Home should make every reasonable attempt to determine whether the applicant or tenant family's assertions have merit and take any warranted corrective action.

***

(d) Opportunity Home will attempt to remedy all discrimination complaints made against Opportunity Home.

(e) Applicants or participants who believe that they have been subject to unlawful discrimination may notify Opportunity Home either verbally or in writing.

(f) Within 10 business days of receiving the complaint, Opportunity Home will investigate and attempt to remedy discrimination complaints made against Opportunity Home. Opportunity Home will also advise the family of their right to file a fair housing complaint with HUD's Office of Fair Housing and Equal Opportunity (FHEO). The fair housing poster, posted in conspicuous and accessible locations in Opportunity Home lobbies, will reference how to file a complaint with FHEO. ~~Opportunity Home will provide a copy of a discrimination complaint form to the complainant and provide them with information on how to complete and submit the form to HUD's Office of Fair Housing and Equal Opportunity (FHEO).~~

(g) Opportunity Home will keep a record of all complaints, investigations, notices, and corrective actions.

2.1.D Complaints under the Equal Access Final Rule [Notice PIH 2014-20]

(1) Notice PIH 2014-20 requires an articulated complaint process for allegations of discrimination under the Equal Access Final rule. The Equal Access Final Rule requires that Opportunity Home provides equal access regardless of marital status, gender identity, or sexual orientation. Opportunity Home will be informed on these obligations by the HUD Field Office or FHEO when an Equal Access complaint investigation begins.

(a) Applicants or tenant families who believe that they have been subject to unlawful discrimination based on marital status, gender identity, or sexual orientation under the Equal Access Rule may notify Opportunity Home either orally or in writing.

(b) Within 10 business days of receiving the complaint, Opportunity Home will provide a written notice to those alleged to have violated the rule. Opportunity Home will also send a written notice to the complainant informing them that notice was sent to those alleged to have violated the rule, as well as information on how to complete and submit a housing discrimination complaint form to HUD's Office of Fair Housing and Equal Opportunity (FHEO).

(c) Opportunity Home will attempt to remedy discrimination complaints made against Opportunity Home and will conduct an investigation into all allegations of discrimination.

(d) Within 10 business days following the conclusion of Opportunity Home's investigation, Opportunity Home will provide the complainant and those alleged to have violated the rule with findings and either a proposed corrective action plan or an explanation of why corrective action is not warranted.

(e) Opportunity Home will keep a record of all complaints, investigations, notices, and corrective actions (See Chapter 16).

2.1.E VAWA Complaint Processing [Notice FHEO 2023-01]

(1) A complainant may, not later than one year after an alleged VAWA violation has occurred or terminated, file a complaint with FHEO alleging such violation. If there is a violation that began prior to a year before the complaint is filed, but it continues into the one-year time period, HUD will accept the complaint. FHEO will investigate the complaint if it is timely and FHEO otherwise has jurisdiction. If a complaint is filed more than one year after the alleged violation occurred or terminated, FHEO may, but is not required to, investigate the allegations under the additional authority and procedures described in FHEO 2023-01.

(2) Complaints do not need to allege a violation of the Fair Housing Act for FHEO to accept and investigate the complaint.

(a) Applicants or tenant families who wish to file a VAWA complaint against Opportunity Home may notify Opportunity Home either orally or in writing.

(b) Opportunity Home will advise the family of their right to file a VAWA complaint with HUD's Office of Fair Housing and Equal Opportunity (FHEO). Opportunity Home will inform the family that, no later than one year after an alleged VAWA violation has occurred or terminated, applicants and tenants who believe they have been injured by a VAWA violation or will be injured by such a violation that is about to occur may file a VAWA complaint using FHEO's online complaint form via mail, email, or telephone.

(c) Opportunity Home will attempt to remedy complaints made against Opportunity Home and will conduct an investigation into all allegations of discrimination.

(d) Within 10 business days following the conclusion of Opportunity Home's investigation, Opportunity Home will provide the complainant and those alleged to have violated the rule with findings and either a proposed corrective action plan or an explanation of why corrective action is not warranted.

(e) Opportunity Home will keep a record of all complaints, investigations, notices, and corrective actions. (See Chapter 16.)

Family Consent to Release of Information (HUD-9886-A)

Reason for the Change to 7.1.A Family Consent to Release of Information

Section 7.1.A was updated to include new HOTMA requirements regarding the Authorization for Release of Information, form HUD-9886-A, and its requirements. The revised section provides information on penalties for failing to sign the release of financial information to Opportunity Home.

7.1 General Verification Requirements

7.1.A Family Consent to Release of Information [24 CFR 982.516; 982.551; 24 CFR 5.230; and Notice PIH 2023-27]

(1) The family must supply any information that Opportunity Home or HUD determines is necessary to the administration of the program and must consent to Opportunity Home verification of that information [24 CFR 982.551].

(2) **Consent Forms**

(a) ~~It is required that a~~ All adult applicants and participants must sign form HUD-9886-A, Authorization for Release of Information. All adult family members (and the head and spouse/cohead, regardless of age) are required to sign the Form HUD-9886-A at admission.

(b) The purpose of form HUD-9886-A is to facilitate automated data collection and computer matching from specific sources and provides the family's consent only for the specific purposes listed on the form.

(c~~b~~) HUD and Opportunity Home may collect information from State Wage Information Collection Agencies (SWICAs) and current and former employers of adult family members.

(d~~c~~) Only HUD is authorized to collect information directly from the Internal Revenue Service (IRS) and the Social Security Administration (SSA).

~~(d) Adult family members must sign other consent forms as needed to collect information relevant to the family's eligibility and level of assistance.~~

(e) Prior to January 1, 2024, participants signed and submitted Form HUD-9886 at each annual reexamination. HOTMA eliminated this requirement and instead required that the Form HUD-9886-A be signed only once. On or after January 1, 2024 (regardless of Opportunity Home's HOTMA compliance date), current program participants must sign and submit a new Form HUD-9886-A at their next interim or annual reexamination.

(f) This form will only be signed once and will remain effective until the family is denied assistance, assistance is terminated, or the family provides written notification to Opportunity Home to revoke consent. Another Form HUD-9886-A will not be submitted to Opportunity Home except under the following circumstances:

(i) When any person 18 years or older becomes a member of the family;

(ii) When a current member of the family turns 18; or

(iii) As required by HUD or Opportunity Home in administrative instructions.

(g) Opportunity Home has the discretion to establish policies around when family members must sign consent forms when they turn 18. Opportunity Home must establish policies stating when family members will be required to sign consent forms at intervals other than at reexamination.

(i) Family members turning 18 years of age between annual recertifications will be notified in writing that they are required to sign the required Consent to the Release of Information Form HUD-9886-A at the family's next annual or interim reexamination, whichever is earlier.

(3) **Penalties for Failing to Consent [24 CFR 5.232]**

(a) If any family member who is required to sign a consent form fails to do so, Opportunity Home ~~will~~ must deny admission to applicants and terminate assistance of participants.

(b) The family may request an informal review (applicants) or informal hearing (participants) in accordance with Opportunity Home procedures. However, this does not apply if the applicant, participant, or any member of their family, revokes their consent with the respect to the ability of Opportunity Home to access financial records from financial institutions, unless Opportunity Home establishes a policy that revocation of consent to access financial records will result in denial or termination of assistance or admission [24 CFR 5.232(c)].

(c) Opportunity Home may not process interim or annual reexaminations of income without the family's executed consent forms.

(i) Revocation of consent to access financial records will result in denial of admission or termination of assistance in accordance with Opportunity Home policy.

(ii) For a family to revoke their consent, the family must provide written notice to Opportunity Home.

(iii) Opportunity Home will provide the family a notice acknowledging receipt of the request and explain the consequences of revocation of consent. Opportunity Home will notify the local HUD office of the written notice.

Use of Other Programs' Income Determinations

Reason for the Addition of 7.1.B Use of Other Programs' Income Determinations

Section 7.1.B was updated to include new HOTMA requirements regarding the use of Safe Harbor determinations. The new section provides information on the allowed means-tested federal public assistance programs Opportunity Home can accept and their use for income determination.

7.1.B Use of Other Programs' Income Determinations [24 CFR 5.609(c)(3) and Notice PIH 2023-27]

(1) Safe Harbor Determinations

(a) Opportunity Home may, but is not required to, determine a family's annual income, including income from assets, prior to the application of any deductions, based on income determinations made within the previous 12-month period, using income determinations from means-tested federal public assistance programs.

(b) If Opportunity Home adopts a policy to accept this type of verification, Opportunity Home must establish in policy when Safe Harbor income determinations and from which programs will be accepted.

(c) Means-tested federal public assistance programs include:

- (i) Temporary Assistance for Needy Families (TANF) (42 U.S.C. 601, et seq.);
- (ii) Medicaid (42 U.S.C. 1396 et seq.);
- (iii) Supplemental Nutrition Assistance Program (SNAP) (42 U.S.C. 2011 et seq.);
- (iv) Earned Income Tax Credit (EITC) (26 U.S.C. 32);
- (v) Low-Income Housing Credit (LIHTC) program (26 U.S.C. 42);
- (vi) Special Supplemental Nutrition Program for Woman, Infants, and Children (WIC) (42 U.S.C. 1786);
- (vii) Supplemental Security Income (SSI) (42 U.S.C. 1381 et seq.);
- (viii) Other programs administered by the HUD Secretary;
- (ix) Other means-tested forms of federal public assistance for which HUD has established a memorandum of understanding; and
- (x) Other federal benefit determinations made in other forms of means-tested federal public assistance that the Secretary determines to have comparable reliability and announces through the Federal Register.

(d) If Opportunity Home elects to use the annual income determination from one of the above-listed forms of means-tested federal public assistance, Opportunity Home must obtain the income information by means of a third-party verification.

(e) Third-party verification must state the family size, must be for the entire family, and must state the amount of the family's annual income. The annual income need not be broken down by family member or income type.

(f) Annual income includes income earned from assets, therefore when using Safe Harbor to verify a family's income, Opportunity Home will neither further inquire about a family's net family assets, nor about the income earned from those assets, except with respect to whether or not the family owns assets that exceed the asset limitation in 24 CFR 5.618.

(g) The Safe Harbor documentation will be considered acceptable if any of the following dates fall into the 12-month period prior to the receipt of the documentation by Opportunity Home:

(i) Income determination effective date;

(ii) Program administrator's signature date;

(iii) Family's signature date;

(iv) Report effective date; or

(v) Other report-specific dates that verify the income determination date.

(h) Opportunity Home is only permitted to use the total income determination made by the federal means-tested program administrator to determine income under the Safe Harbor method.

(i) Other federal programs may provide additional information about income inclusions and exclusions in their award letters; however, these determinations and any other information must not be considered by Opportunity Home.

(ii) Opportunity Home is not permitted to mix and match Safe Harbor income determinations and other income verifications.

(i) If Opportunity Home is unable to obtain Safe Harbor documentation or if the family disputes the other program's income determination, Opportunity Home must calculate the family's annual income using traditional methods as outlined in Notice PIH 2023-27 and this chapter.

(j) If Opportunity Home uses a Safe Harbor determination to determine the family's income, the family is obligated to report changes in income that meet Opportunity Home's reporting requirement and occur after the effective date of the transaction.

(k) When available and applicable, Opportunity Home will accept other program's Safe Harbor determinations of income at annual and interim reexaminations to determine the family's total annual income.

(i) Prior to using any Safe Harbor determination from another program, Opportunity Home will verify with the family if they agree with the income amounts listed. If the family disputes the income amounts on the Safe Harbor determination, Opportunity Home will obtain third-party verification of all sources of income and assets (as applicable).

(ii) With the exception of income determinations made under the Low-Income Housing Tax Credit (LIHTC) and the Earned Income Tax Credit (EITC) programs, Opportunity Home will accept Safe Harbor determinations from any of the programs listed above.

(iii) In order to be acceptable, the income determination must:

(A) Be dated within 12 months of the dates listed above;

(B) State the family size

(C) Be for the entire family (i.e., the family members listed in the documentation must match the family's composition in the assisted unit, except for household members); and

(D) Must state the amount of the family's annual income.

(iv) The determination need not list each source of income individually.

(l) If Opportunity Home does not receive any acceptable income determination documentation or is unable to obtain documentation, Opportunity Home will revert to third-party verification of income for the family.

(m) Opportunity Home will use the most recent income determination when presented with multiple verifications from the same or different acceptable Safe Harbor programs, unless the family presents acceptable evidence that Opportunity Home should consider an alternative verification from a different Safe Harbor source.

(n) When Opportunity Home uses a Safe Harbor income determination from another program, and the family's income subsequently changes, the family is required to report the change to Opportunity Home. Depending on when the change occurred, the change may or may not impact the Opportunity Home's calculation of the family's total annual income.

(i) Changes that occur between the time Opportunity Home receives the Safe Harbor documentation and the effective date of the family's annual reexamination will not be considered.

(ii) If the family has a change in income that occurs after the annual reexam effective date, Opportunity Home will conduct an interim reexam if the change meets the requirements for performing an interim reexamination as outlined in Chapter 11.

(A) In these cases, Opportunity Home will use third-party verification to verify the change.

EIV Income and IVT Reports

Reason for the Change to 7.1.C(3) Upfront Income Verification Using HUD's Enterprise Income Verification (EIV) System (Mandatory)

Section 7.I.C includes new HOTMA requirements that allow Opportunity Home to determine when Enterprise Income Verification (EIV) and Income Verification Tool (IVT) reports are required for income verification.

7.1.C Up-Front Income Verification (UIV)

***

(3) **Upfront Income Verification Using HUD's Enterprise Income Verification (EIV) System (Mandatory)**

***

(c) **EIV Income and IVT Reports**

(i) Opportunity Home is required to obtain an EIV Income and IVT report for each family any time Opportunity Home conducts an annual reexamination. However, Opportunity Home is not required to use the EIV Income and IVT reports: ~~The data shown on income and income validation tool (IVT) reports is updated quarterly. Data may be between three and six months old at the time reports are generated.~~

(A) At annual reexamination if Opportunity Home used Safe Harbor verification from another means-tested federal assistance program to determine the family's income; or

(B) During any interim reexaminations.

(ii) The EIV Income and IVT Reports are also not available for program applicants at admission.

(iii) When required to use the EIV Income Report, in order for the report to be considered current, Opportunity Home must pull the report within 120 days of the effective date of the annual reexamination.

(iv) The EIV Income Report may be used to verify and calculate income at annual reexamination if the family self-certifies that the amount is accurate and representative of current income. The family must be provided with the information of EIV.

(v) Except for when Safe Harbor verification from another means-tested federal assistance program is used to determine a family's annual income, Opportunity Home will obtain EIV income and IVT reports for all annual ~~and interim~~ reexaminations for all families. Reports will be generated as part of the regular reexamination process.

(vi) Opportunity Home will ensure that all EIV Income Reports are pulled within 120 days of the effective date of the annual reexamination.

(vii) Income and IVT reports will only be used for interim reexaminations as necessary. For example, EIV may be used to verify that families claiming zero income are not receiving income from any sources listed in EIV. ~~Income and IVT reports will be compared to family-provided information as part of the annual reexamination process.~~

~~(iv) Income and IVT reports may be used in the calculation of annual income, as described in Chapter 6.1.C.~~

~~(v) Income reports may also be used to meet the regulatory requirement for third-party verification, as described above.~~

~~(vi) Policies for resolving discrepancies between income reports and family-provided information will be resolved as described in Section 6.1.C. and in this chapter.~~

~~(vii) Family expense summaries will be used in interim reexaminations for families who report zero income.~~

(viii) Income and IVT reports, and family expense summaries, will be retained in participant files with the applicable annual or interim reexamination documents (if applicable) for the duration of the family's participation..

(ix) When Opportunity Home determines through EIV reports and third party verification that a family has concealed or under-reported income, corrective action will be taken pursuant to the policies in Chapter 14, Program Integrity.

EIV + Self-Certification

Reason for the Change to 7.1.F EIV + Self-Certification

Section 7.1.F includes language that allows Opportunity Home to accept EIV and a family's self-certification as verification of employment income, provided the family agrees with the amounts listed in EIV.

7.1.F EIV + Self-Certification

(1) EIV may be used as written third-party verification and may be used to calculate income if the family agrees with the information in EIV and self-certifies that the amount is accurate and representative of current income.

(2) When calculating income using this method, Opportunity Home may use its discretion to determine which method of calculation is reasonable: the last four quarters combined or an average of any number of quarters. The family must be provided with the information from EIV.

(3) At annual reexamination, if Opportunity Home is unable to use a determination of income from a means-tested federal assistance program and if there are no reported changes to an income source, Opportunity Home will use EIV + self-certification as verification of employment income, provided the family agrees with the amounts listed in EIV.

(5) Opportunity Home will use an average of the last two quarters of income listed in EIV to determine income from employment. Opportunity Home will provide the family with the information in EIV. The family will be required to sign a self-certification stating that the amount listed in EIV is accurate and representative of current income.

(6) If the family disagrees with the amount in EIV, the amount is not reflective of current income, or if less than two quarters are available in EIV, Opportunity Home will use written third-party verification from the source.

(7) Opportunity Home will not use this method of verification at new admission since EIV is not available for applicant families or at interim reexamination since the income information in EIV is not current.

Nonrecurring Income

Reason for the Addition of 7.3.E Nonrecurring Income

Section 7.3.E adds new HOTMA requirements that allow Opportunity Home to accept self-certification from a family for nonrecurring income. Opportunity Home has opted to accept self-certification.

7.3.E Nonreccuring Income [Notice PIH 2023-27]

(1) Income that will not be repeated beyond the coming year (i.e., the 12 months following the effective date of the certification), based on information provided by the family, is considered nonrecurring income and is excluded from annual income.

(2) Opportunity Home may accept a self-certification from the family stating that the income will not be repeated in the coming year.

(a) Opportunity Home will accept self-certification from the family stating that income will not be repeated in the coming year.

(b) Opportunity Home may choose, on a case-by-case basis, to require third-party verification that income sources will not be repeated in the coming year.

Self-Certification of Net Family Assets

Reason for the Addition of 7.3.F Net Family Assets Equal to or Less than $50,000

Section 7.3.F adds new HOTMA requirements that allow Opportunity Home to accept self-certification from a family for certification of real property ownership and net assets totaling $50,000 or less. Opportunity Home has opted to accept self-certification for both cases.

7.3.F Net Family Assets

Assets Totaling $50,000 or Less

(1) At admission and reexamination, for families with net assets totaling $50,000 or less (adjusted annually), Opportunity Home may, but is not required to, accept the family's self-certification that the family's assets do not exceed $50,000 without taking any additional steps to verify the accuracy of the declaration.

(2) The declaration must include the amount of income the family expects to receive from assets which must be included in the family's income. This includes declaring income from checking and savings accounts which, although excluded from the calculation of net family assets (because the combined value of non-necessary personal property does not exceed $50,000), may generate asset income.

(3) Opportunity Home must clarify during the self-certification process which assets are included/excluded from net family assets.

(4) If Opportunity Home chooses to accept self-certification, Opportunity Home is required to obtain third-party verification of all assets, regardless of the amount, at least once every three years.

(5) When net family assets have a total value over $50,000, Opportunity Home may not rely on the family's self-certification.

(a) Third-party verification of assets is required when net family assets exceed $50,000, adjusted annually by HUD.

(b) When verification of assets is required, Opportunity Home is required to obtain a minimum of one statement that reflects the current balance of banking/financial accounts.

(6) For families with net assets totaling $50,000 or less, Opportunity Home will accept a family's self-certification of the value of their assets and anticipated asset income.

(a) The family's declaration must show each asset and the amount of income expected from that asset.

(b) All family members 18 years of age and older must sign the family's declaration.

(c) Opportunity Home reserves the right to require additional verification in situations where the accuracy of the declaration is in question.

(7) Any income the family expects to receive from assets will be included in the family's annual income.

(8) Families will be required to provide third-party verification of net family assets every three years.

(9) When verification is required in determining the value of checking or savings accounts, Opportunity Home will use the current balance.

(a) In determining the anticipated income from an interest-bearing checking or savings account when verification is required and the rate of return is known, Opportunity Home will multiply the current balance of the account by the current rate of interest paid on the account. If a checking account does not bear interest, the anticipated income from the account is zero.

Self-Certification of Real Property Ownership [24 CFR 5.618(b)(2)]

(1) Opportunity Home must determine whether a family has present ownership in real property that is suitable for occupancy for purposes of determining whether a family is compliant with the asset limitations.

(2) At admission and reexamination, Opportunity Home may accept a self-certification from the family that the family does not have any present ownership in any real property that is suitable for occupancy.

(a) If the family declares they have present ownership in real property, Opportunity Home must obtain third-party verification.

(3) Both at admission and reexamination, Opportunity Home will accept self-certification from the family that the family does not have any present ownership in any real property.

(4) The certification must:

(a) State that the family does not have any present ownership interest in any real property;

(b) Be signed by all family members 18 years of age and older.

(5) Opportunity Home reserves the right to require additional verification in

situations where the accuracy of the declaration is in question.

(6) If the family declares they have a present ownership in real property, Opportunity Home will obtain third-party verification of the following factors:

(a) Whether the family has the legal right to reside in the property; and

(b) Whether the family has effective legal authority to sell the property; and

(c) Whether the property is suitable for occupancy by the family as a residence.

(7) In cases where a family member is a victim of domestic violence, dating violence, sexual assault, or stalking, Opportunity Home will comply with confidentiality requirements under 24 CFR 5.2007 and will accept a self-certification.

Third-Party Verification of Social Security Numbers

Reason for the Change to 17.2.A Social Security Number Documentation

Section 17.2.A was updated to include language that allows Opportunity Home to accept third-party verification of an applicant or participant's Social Security Number (SSN) when all other attempts to obtain that information have been unsuccessful.

17.2 Documentation

17.2.A Social Security Number Documentation: [24 CFR 5.216]

(1) Opportunity Home must request the applicant and participant (including each member of the household), who are not exempt (reference Section 17.I.A), to provide documentation of each disclosed SSN. Acceptable evidence of the SSN consists of:

(a) An original SSN card issued by SSA;

(b) An original SSA-issued document, which contains the name and SSN of the individual; or

(c) An original document issued by a federal, state, or local government agency, which contains the name and SSN of the individual

(2) All applicants and participants, including each member of the household (with the exception of those individuals noted in Section 17.I.A) are required to disclose their assigned SSN.

(3) While Opportunity Home must attempt to gather third-party verification of SSNs prior to admission, Opportunity Home also has the option of accepting a self-certification and a third-party document (such as a bank statement, utility or cell phone bill, or benefit letter) with the applicant's name printed on it to satisfy the SSN disclosure requirement if Opportunity Home has exhausted all other attempts to obtain the documentation.

(4) If verifying an individual's SSN using this method, Opportunity Home must document why the other SSN documentation was not available.

(5) If the participant SSN is verified in EIV, then no further verification is required.

(6) If the participant SSN fails the SSA identity match, then Opportunity Home must obtain a valid SSN card issued by the SSA or an original document issued by a federal or state government agency that contains the following:

(a) Name of the individual,

(b) Social Security Number, and

(b) Identifying information of the individual

(7) Failure to provide the required documentation after a failed SSA identity match must result in the participant's termination.

(a) Opportunity Home will verify an individual's SSN in the situations described above using the method described above as a last resort when no other forms of verification of the individual's SSN are available.

Other Permitted Reasons for Denial of Admission

Reason for the Change to 3.3.D Other Permitted Reasons for Denial of Admission

Section 3.3.D was updated to allow Opportunity Home to consider the reason for an applicant families termination from federally assisted housing in the last three years when evaluating applicant admission.

3.3.D Other Permitted Reasons for Denial of Admission

***

(4) **Previous Behavior in Assisted Housing [24 CFR 982.552(c)]**

***

(a) Opportunity Home will deny assistance to an applicant family for the following reasons:

(i) The family does not provide information that Opportunity Home or HUD determines is necessary in the administration of the program.

(ii) The family does not provide complete and true information to Opportunity Home.

(iii) Any family member has been evicted from federally-assisted housing in the last three years.

(iv) Any PHA has terminated housing assistance for any member of the family in the past three years.

***

(b) Opportunity Home may deny admission based on the termination reason for family members who have been terminated from federally-assisted housing in the last three years.

Appendix D | Summary of Revisions to the Family Self-Sufficiency (FSS) Action Plan

There are no proposed changes to the FSS Action Plan.

Appendix E | Asset Management Plan

The Asset Management Plan outlines how the organization plans to make best use of limited financial resources while embracing the goals and objectives of Opportunity Home's Affordable Housing Preservation & Expansion Policy and supporting the organization's Strategic Plan.
The Asset Management Plan generally covers the five-year period spanning from FY 2023-24 to FY 2027-28. In addition to updating the five-year plan every year, the Organization also may make adjustments to respond to business needs.

To that end, the organization may consider unique, opportunistic, and unscheduled acquisitions, dispositions, and/or new development projects that are not included in this plan, but are supportive of the organization's Strategic Plan.
Such activities will not be considered significant amendments to the MTW plan, provided the following internal protocols are followed:

1. Completion of analysis describing the cost and benefits of the contemplated action
2. Consultation with other organization plans
3. Approval by ELT (and appropriate committee and Board of Commissioners if necessary)
4. The financial impact or cost of the activity is 5% or less of the annual expenses reflected in the current approved annual budget for the organization.

The Asset Management Plan encompasses preservation activities in the Low Income Public Housing and Beacon Communities housing portfolios as well as real estate development activity. The plan is organized as follows:

1. **Housing Preservation: Capital Improvement Plans**

Details the organization's plans to preserve affordable housing units through capital improvement plans for the Low Income Public Housing and Beacon Communities portfolios.

2. **Housing Expansion: New Housing Development Plans**

Details the organization's new construction development plans for real estate assets currently or anticipated to be owned by Opportunity Home San Antonio or its affiliates.

3. **Acquisitions: Asset Acquisition Plans**

Details the organization's plans to acquire real estate assets to be owned by Opportunity Home San Antonio or its affiliates. This includes existing affordable housing assets through Low Income Housing Tax Credit (LIGHTC) Re-syndications as well as other real estate assets.

4. **Dispositions: Asset Disposition Plans**

Details the organization's plans to dispose of real estate assets currently owned by Opportunity Home San Antonio or its affiliates.

5. **Other Real Estate Holdings**

Provides a listing of the organization's real estate assets that do not currently have development or acquisitions plans.

1. Housing Preservation | Capital Improvement Plans

Information below may change and all plans are subject to funding and separate Board approval.

1. A. Public Housing Five Year Capital Improvement Plan

Over the next five (5) years, the Organization plans to invest approximately $71 million in capital repairs to extend the useful life at 24 properties and approximately 3,904 housing units. Projected funding for capital improvements is based on historical grants and forecasted capital fund appropriations by HUD. As a result, the five-year plan is a rolling plan and updated every year or as additional needs and funding amounts become available.

The table below outlines current property-specific preservation plans in addition to the five-year capital improvement plan (FY 2025 - FY 2029).

Fiscal Year (FY)[4] Capital Fund Grant Year (CFP)	Property	Units Preserved[5]	Description	Planned Investment ($)
FY 2023-24 CFP20-23 (Current)	PHA Wide		Ph.II Intrusion Protection/Security Cameras	2,000,000
	Alazan-Apache	000	Admin Bldg. Roof/Foundation	581,000
	Blanco	100	Housing Related Hazard Improv	2,500,000
	Blanco	100	Burn Restoration	500,000
	Cassiano	499	Lead Based Paint Project / PNA Substantial Renovations	6,800,00
	Fair Avenue	216	Elevator Modernization	1,000,000
	Highview	68	PNA Substantial Renovations	3,700,000
	Lincoln Heights	338	PNA Substantial Renovations	1,000,000
	Lincoln Heights	338	Lead Based Paint Project	4,700,000
	Matt Garcia	55	Housing Related Hazard Improv	2,000,000

[4] Opportunity Home SA fiscal years run from July 1 to June 30th. For example, FY2025 begins on July 1, 2022 and ends on June 30, 2025. Capital grants are awarded to Opportunity Home SA every year. Opportunity Home SA then allocates funds based on capital needs.

[5] Number of housing units preserved is defined as the number of housing units impacted by contract execution of funds that include (Capital grants, MTW, Operations, Insurance loss proceeds, replacement reserve funds, net proceeds from sale of non-strategic assets, net loan proceeds from refinances (Beacon) and Housing Bond funds). Includes major capital items that impact or extend the useful life expectancy of the asset, major systems, or site components (ex. foundations, building envelope (siding, windows, doors, roofs), HVAC systems, water/sewer, electrical, paving, lighting, major interior upgrades to units and common areas. For example, if three roofs are replaced, only units in those buildings will be counted as preserved. However, if the project impacts all units, ex foundation repair or sewer line repairs, all units will be counted as preserved.

[6] Funding sources may be a combination of Capital grants, MTW, sale net proceeds, insurance proceeds, city housing bond funds and federal earmark funds.

	Matt Garcia	55	Burn Restoration	500,000
	Mission Park	100	Lead Based Paint Project	TBD
	Olive Park	26	PNA Substantial Improvements	1,500,000
	Riverside	74	Lead Based Paint Project	700,000
	Riverside	74	PNA Substantial Renovations	TBD
	Springview	180	S&S Solar Lights, Security Cameras	140,000
	Springview	180	Drainage Improvements / Roof Replacement / HVAC	800,000
	Victoria Plaza	185	Roof Replacement	4,000,000
	Villa Hermosa	66	Burn Restoration	100,000
	Villa Tranchese	201	S&S Camera, Intrusion Control System	120,000
	Village East	24	PNA Substantial Renovations	1,500,000
		2879		**27,341,000**
FY 2024-25 CFP24[7]	Morris Beldon	35	PNA Substantial Renovation	1,200,000
	Park Square	26	PNA Substantial Renovation	1,700,000
	Villa Hermosa	66	PNA Substantial Renovation	2,300,000
		127		**5,200,000**
FY 2025-26 CFP25	Fair Avenue	216	PNA Substantial Renovation	8,200,000
	Francis Furey	66	PNA Substantial Renovation	2,125,000
		282		**10,325,000**
FY 2026-27 CFP26	Tarry Towne	98	PNA Substantial Renovation	4,800,000
	Villa Tranchese	201	PNA Substantial Renovation	12,000,000
		299		**16,800,00**
FY 2027-28 CFP27	Jewett Circle	75	PNA Substantial Renovation	2,300,000
	Westway	152	PNA Substantial Renovation	6,800,000
		227		**9,100,000**
FY 2028-29 CFP28	Linda Lou	10	PNA Substantial renovation	500,000
	South San	30	PNA Substantial renovation	670,000
	William Sinkin	50	PNA Substantial renovation	1,000,000
		90		**2,170,000**
GRAND TOTAL		**3,904**		**70,936,000**

1. B. Beacon Communities Five Year Capital Improvement Plan

In the coming years, the Organization plans to invest approximately $22 million in capital repairs to extend the useful life at 22 properties and approximately 3,458 units in the Beacon Communities portfolio. In addition, this portfolio will be expanded as properties in the Organization's Partnership portfolio come to the end of their 15-year affordability period and

[7] The capital plan 2024-2028 is a general description of items noted in the physical needs assessment. Properties and detailed scopes will be considered during further PNA evaluation, planning and design stages of the projects.

transition ownership to Opportunity Home. As a result of these property transitions, the capital plan is expected to change to include these new properties.

Projected funding for capital improvements in the Beacon Communities portfolio is based on operating funds, new or refinanced debt on the property, or insurance proceeds where applicable. The tables below outline current property-specific preservation plans.

Fiscal Year[8]	Property	Units Preserved[9]	Description	Planned Investment ($)[10]
2024-2025	Burning Tree	108	Repair unit balconies	$129,233
	Woodhill	532	Replacement or repair of parking lots (resurface & stripe), siding, windows, and sliding glass doors	$6,774,078
	Cottage Creek (I & II)	449	Replacement or repair of A/C units, parking lots (resurface & stripe), sidewalks, gutters, and fencing	$1,740,069
	Pecan Hill	100	Elevator modernization & foundation repairs	$564,555
	San Alfonso	29	Replacement or repair of roofs, decking, soffits, trim, gates, and parking lots	$106,000
	Dietrich Road	30	Replacement or repair of roofs, decking, soffits, trim, patios, siding, windows, and parking lots	$650,000
		1,248	**TOTAL**	**$9,963,935**
2025-2026	Pecan Hill	100	Replacement or repair of roofs, decking, soffits, trim, parking lots (resurface & stripe), and A/C Units	$650,000
	Sunshine	100	Parking Lot repair, reseal, and stripe	$150,000
	Reagan West	15	Replacement or repair of roofs, decking, soffits, trim, and parking lots (resurface & stripe)	$170,000
	Bella Claire	67	Replacement or repair of parking lots (resurface & stripe), fencing, signage, and A/C units	$460,000
	Courtland Heights	56	Repair retaining wall, drainage system, and patios. Replace or repair exterior paint, paint railings, and parking lots (resurface & stripe).	$1,100,000

[8] Opportunity Home SA fiscal years run from July 1 to June 30th. For example, FY2025 begins on July 1, 2024 and ends on June 30, 2025.

[9] Number of housing units preserved is defined as the number of housing units impacted by contract execution of funds that include (Capital grants, MTW, Operations, Insurance loss proceeds, replacement reserve funds, net proceeds from sale of non-strategic assets, net loan proceeds from refinances (Beacon) and Housing Bond funds). Includes major capital items that impact or extend the useful life expectancy of the asset, major systems, or site components (ex. foundations, building envelope (siding, windows, doors, roofs), HVAC systems, water/sewer, electrical, paving, lighting, major interior upgrades to units and common areas. For example, if three roofs are replaced, only units in those buildings will be counted as preserved. However, if the project impacts all units, ex foundation repair or sewer line repairs, all units will be counted as preserved.

[10] Funding sources may be a combination of available reserves, refinance proceeds, MTW, sale net proceeds, insurance proceeds, city housing bond funds and federal earmark funds.

		338	**TOTAL**	**$2,530,000**
2026-2027	Encanta Villa	56	Repair of playground and signage	$45,000
	Homestead	157	Property Rehab will include roof replacement, windows, siding, exterior paint, and parking lots (repair, resurface, stripe)	$3,000,000
	Rosemont at Highland Park	252	Replacement or repair roofs, exterior paint, fencing, and parking lots (resurface & stripe).	$950,000
	Costa Valencia	230	Replacement or repair roofs, exterior paint, fencing, and parking lots (resurface & stripe).	$850,000
	Crown Meadows	192	Replacement or repair roofs, exterior paint, pool, and parking lots (resurface & stripe).	$350,000
	Villa de Valencia	104	Property Rehab will include roof replacement, windows, boilers (water heaters), retaining walls, exterior paint, and pool.	$3,200,00
		991	**TOTAL**	**$5,195,000**
2027-2028	Converse Ranch I	124	Replacement or repair drainage, and parking lot (resurface & stripe)	$350,000
	The Alhambra	140	Replacement or repair of exterior paint, railings, roofs, community room upgrades, and elevators.	$650,000
	San Juan I	143	Replacement or repair of perimeter fencing, roofs, and parking lots (resurface & stripe)	$800,000
	San Juan II	144	Replacement or repair of perimeter fencing, roofs, and parking lots (resurface & stripe)	$800,000
	Castle Point	220	Replacement or repair of parking lost (resurface & stripe), pool resurface, and basketball court rehab	$250,000
		771	**TOTAL**	**$2,850,000**
2028-2029	Refugio Place	210	Replacement or repair of A/C units, drywall, entry doors, roofs, fencing, and parking lots (resurface & stripe)	$2,000,000
	Castle Point	220	Replacement or repair of retaining wall, tennis court, lights, and fencing	$250,000
	Cottage Creek (I & II)	449	Replacement or repair of playground equipment	$75,000
	Woodhill	532	Replacement or repair of playground equipment	$75,000
	Villa de Valencia	104	Replacement or repair of playground equipment	$40,000
		1,515	**TOTAL**	**$2,440,000**
Grand Total		**3,458**		**$22,978,935**

Fiscal Year[11]	Property	Units Preserved[12]	Description	Planned Investment ($)[13]
2023-2024[14]	Burning Tree	108	Replacement or repair of Interior, Exterior & Site Improvements	4,000,000
	Villa de Valencia	104	Replacement or repair of siding	250,000
	Dietrich Road	30	Replacement of repair of shingle roof	394,000
	Woodhill	532	Replacement or repair of parking lots, siding, windows	6,775,000
	Cottage Crk I-II	449	Replacement or repair of sidewalks, parking lot, gutters, AC, fencing	1,733,000
	Woodhill Costa Valencia	762	Foundation Stabilization	133,000
	Towering Oaks	128	Replacement or repair of AC and community sign / Repair of parking lots and retaining wall	214,000
	Villa de Valencia	104	Replacement or repair of site, AC and boilers	3,395,000
	Bella Claire	67	Replacement or repair of the parking lots, fencing, signage/ Replacement of AC	32,000
	Crown Meadows	192	Replacement or repair of sidewalks, gutters, AC / Replacement or repair of fencing, parking lots, exterior paint, pool	554,000
	Sunshine	100	Repair of parking lots and pavement / Repair of parking lots	71,000
	Churchill	40	Repair of sidewalks / Repair of parking lots	10,000
	Courtland	56	Repair of retaining wall / Replacement or repair of exterior paint, parking lots, trees, paint railings	130,000
	O'Connor	150	Replacement of AC / Replacement or repair	188,000

[11] Opportunity Home SA fiscal years run from July 1 to June 30th. For example, FY2025 begins on July 1, 2024 and ends on June 30, 2025.

[12] Number of housing units preserved is defined as the number of housing units impacted by contract execution of funds that include (Capital grants, MTW, Operations, Insurance loss proceeds, replacement reserve funds, net proceeds from sale of non-strategic assets, net loan proceeds from refinances (Beacon) and Housing Bond funds). Includes major capital items that impact or extend the useful life expectancy of the asset, major systems, or site components (ex. foundations, building envelope (siding, windows, doors, roofs), HVAC systems, water/sewer, electrical, paving, lighting, major interior upgrades to units and common areas. For example, if three roofs are replaced, only units in those buildings will be counted as preserved. However, if the project impacts all units, ex foundation repair or sewer line repairs, all units will be counted as preserved.

[13] Funding sources may be a combination of available reserves, refinance proceeds, MTW, sale net proceeds, insurance proceeds, city housing bond funds and federal earmark funds.

[14] The capital plan 2025-2029 is a general description of items noted in the physical needs assessment. Properties and detailed scopes will be considered during further PNA evaluation, planning and design stages of the projects.

			of fencing, paint trim, railings	
	Science Park	120	Replacement or repair of sidewalks, gutters, AC, lighting, entry doors, mitigation / Replacement or repair of fencing, paint trim, railings	379,000
	Reagan	15	Replacement or repair of roofs and parking lots	100,000
	Refugio	210	Replacement or repair of AC, drywall, entry doors, roofs / Replacement or repair of fencing, parking lots, roofs	494,000
	Villa de San Alfonso	29	Replacement or repair of pavement, AC, elevator / Replacement or repair of parking lot, fencing, signage	103,000
		3,196	**TOTAL**	**18,955,000**
2024-2025	Converse Ranch I	124	Drainage repairs (Berin/Swale), restripe parking	20,000
	Monterrey Park	200	Foundation repairs	500,000
	Pecan Hill	100	Foundation, roof, elevator, parking lots	3,000,000
		424	**TOTAL**	**3,520,000**
2025-2026	Bella Claire	67	Parking lots improvements - Patch-Seal-Stripe, fencing, signage	15,000
	Crown Meadows	192	Fencing, parking lots, paint exterior, pool	40,000
	Sunshine	100	Parking lots	30,000
	Encanta Villa	56	Playground updates, signage	15,000
		415	**TOTAL**	**100,000**
2026-2027	Rosemont at Highland	252	Paint and repair stucco, paint and update fencing, parking lots and roofs	900,000
	Costa Valencia	230	Roofs, paint exterior, parking lots, fencing	800,000
	Alhambra	140	Paint trim and railings, update community room, elevator maintenance	50,000
	Churchill	40	Fencing and restripe parking lots	25,000
	Castle Point	220	Parking lots, site improvements	110,000
		882	**TOTAL**	**1,885,000**
2027-2028	San Alfonso	29	Parking, fencing, and signage	55,000
	Courtland	56	Paint exterior, parking lots, trees, and paint railings	450,000
	Refugio	210	Fencing, parking lots, exterior, roofs	2,000,000
	O'Connor	150	Fencing, paint trim, and railings	165,000
	Science Park	120	Fencing, paint trim, and railings	165,000
		565	**TOTAL**	**2,835,000**

GRAND TOTAL	**5,482**	**27,295,000**

2. Housing Expansion | New Housing Development Plans

2. A. New Housing Development Plans

The Opportunity Home's mission is centered around bringing housing solutions to the residents of San Antonio. Opportunity housing is ensuring affordable housing options are available to any resident who cannot afford renting at market rate.

Information on development projects summarized below is current as of the drafting of this plan. Development plans may change and all are subject to funding and separate committee and full Board approvals at various points in the development process.

Updated information on development projects is available through public notices accessible here: https://homesa.org/public-notices/

2.A.1. New Construction Completed

Below is a summary of new construction developments that have completed construction and are pending permanent financing.

Project Name	District	Developer	Financing	Total Development Cost ($)	Total Units	PH/PBV	PBRA	30%	40%	50%	60%	70%	80%	Market
100 Labor[1,2]	D1	Franklin	HUD 221(d)(4)	52,438,321	213	0	44	0	0	0	0	0	0	169
Bristol at Somerset	D4	Louis Poppoon Development Consulting	4% Tax Credit & Bonds	63,331,807	348	0	0	0	0	0	348	0	0	0
Horizon Pointe	D2	Integrated Realty Group	4% Tax Credits & Bonds	65,639,352	312	0	0	20	35	106	0	151	0	0
Josephine	D1	Lynd	Conventional Loan	68,463,888	259	0	0	0	0	0	26	0	104	129
Vista at Interpark	D9	Atlantic Pacific Comm.	9% Tax Credits	17,554,339	64	0	0	7	0	16	41	0	0	0
Vista at Everest	D1	Atlantic Pacific Comm.	9% Tax Credits	18,109,812	64	0	0	7	0	16	41	0	0	0
Total				**285,537,519**	**1,260**	**0**	**44**	**34**	**35**	**138**	**456**	**151**	**104**	**298**

[1]Opportunity Home owned land

[2]Planned Use of MTW Funds (LNT)

Total development cost = acquisition price plus rehab soft and hard costs

2.A.2. Under Construction

Below is a summary of developments planned for construction and/or currently under construction.

Project Name	District	Developer	Financing	Total Development Cost ($)	Total Units	AMI LEVEL PH/ PBV	30%	40%	50%	60%	70%	80%	Market
Fiesta Trails[2]	D8	NRP	9% Tax Credits	21,112,430	60	0	18	0	12	30	0	0	0
Vista at Silver Oaks		Atlantic Pacific Comm.	9% Tax Credits	24,183,539	76	0	8	0	23	45	0	0	0
Vista at Reed	D6	Atlantic Pacific Comm.	9% Tax Credits	22,000,428	70	0	7	0	19	44	0	0	0
Palo Alto	D4	Streamline	4% Tax Credits & Bonds	67,848,057	336	0	16	16	32	244	28	0	0
Potranco	D4	Lynd	Conventional Loan	67,914,812	360	0	0		0	36		144	180
Snowden Road[1,2]	D7	Opportunity Home	9% Tax Credits	34,700,554	135	54	14		26	41		0	0
Total				**237,759,820**	**1037**	**54**	**63**	**16**	**112**	**440**	**28**	**144**	**180**

[1]Opportunity Home owned land
[2]Planned Use of MTW Funds (LNT)
Total development cost = acquisition price plus rehab soft and hard costs

2.A.3. Board Approvals

The following is a summary of projects by various stages of the board approval process.

2.A.3.1 Board Final Approval

Opportunity Home has no new projects under this category.

2.A.3.2. Board Approval for Bond Inducement

Project Name	District	Developer	Financing	Total Development Cost ($)	Total Units	AMI LEVEL PH/ PBV	30%	40%	50%	60%	70%	80%	Market
Victoria Commons - North Pond[1]	D1	Catellus	4% Tax Credits and Bonds	41,550,846	110	0	12	0	0	98	0	0	0
Fields at Somerset	D4	Cohen Esrey	4% Tax Credit & Bonds	92,679,102	350	0	0	0	0	350	0	0	0
Augustine @ Palo Alto Phase [1]	D4	Louis Poppoon Development	4% Tax Credit & Bonds	81,179,517	348	0	52	0	0	174	122	0	0

		Consulting											
Augustine @ Palo Alto Phase [2]	D4	Louis Poppoon Development Consulting	4% Tax Credit & Bonds	84,260,546	372	0	56	0	0	186	130	0	0
Total				**299,670,011**	**1,180**		**120**			**808**	**252**	**0**	**6**

[1]Opportunity Home owned land
[2]Planned Use of MTW Funds (LNT)
Total development cost = acquisition price plus rehab soft and hard costs

2.A.3.3 Board Approval for Developer

Project Name	District	Developer	Financing	Total Development Cost ($)	Total Units	PH/ PBV	30 %	40%	50 %	60 %	70 %	80 %	Market
Victoria Commons - South Pond[1]	D1	Catellus	TBD	TBD				TBD					
Victoria Commons - Townhomes[1]	D1	Catellus	TBD	TBD				TBD					
Alazan Expansion[1,2]	D5	Opportunity Home	MTW/ CoSA Bonds	28,116,444	88		88						
Total				**28,116,444**	**88**	**0**	**88**	**0**			**0**	**0**	**0**

[1]Opportunity Home owned land
[2]Planned Use of MTW Funds (LNT)
Total development cost = acquisition price plus rehab soft and hard costs

2.A.4. Planned Construction Pending Board Consideration

Opportunity Home does not have any pending planned construction pending board consideration

ALAZAN COURTS REDEVELOPMENT PLAN

The Organization has procured a consultant who has completed a Master Plan for the redevelopment of 501 public housing units at Alazan Courts.

The Master Plan process followed a four part engagement strategy that included

1. Listening and Learning,
2. Visioning and Design,
3. Evaluation and Feedback, and
4. Decision and Celebration.

Opportunity Home initiated the Alazan Courts Master Plan with two main commitments:

1. to provide, at minimum, the same number of homes in the master plan, ensuring no mandatory displacement of residents and
2. providing those units as public housing or public housing-like units, guaranteeing their affordability.

Beyond the programmatic commitments, design goals are

1. to update the unit sizes to comply with current HUD standards
2. to comply with all current building, energy and fire codes
3. to minimize maintenance and costs associated with service and repairs throughout the life of the buildings and
4. and to maintain eligibility for grants and funding mechanisms.

In anticipation of the demolition and/or comprehensive rehab, Opportunity Home has already completed construction on three developments within the west side community in order to utilize those units for relocation of residents that wish to stay in the neighborhood. These three sites are Artisan at Ruiz (102 multi-family units), Alazan Lofts (88 multi-family units) which is located directly adjacent to the Alazan courts, and Tampico Apartments (200 multi-family units). Opportunity Home will also complete an additional project on the Valero baseball field located on adjacent land.

The Alazan Expansion is a critical piece to the success of the overall masterplan. The new construction will operate as a MTW Local non-traditional affordable housing program that provides for "public housing" like units and will offset units that must be relocated away from the Alazan Courts and provide a phasing plan that aims to ensure no displacement of families from the near-Westside neighborhood during redevelopment. This expansion is for 88 new residential housing units located in the baseball field behind the Alazan Community Center and within an adjacent block of Apache Courts. The development totals 110,304 sq ft, with a proposed unit mix of 12 1-bedrooms, 40 2-bedrooms, 16 3-bedrooms, and 20 4-bedrooms.

The deepest affordability will be offered, serving families that are primarily 0-15 percent AMI with the average family income of $10,200 per year. Priority access to these new units will be given to families currently residing at the existing Alazan Courts. Opportunity Home proposes utilizing MTW and CoSA Housing Bond funds to cover development and relocation cost.

VC YMCA BUILDING

Currently in the pre development phase. HUD has approved the disposition application and the existing building will be demolished and the site cleared and prepped for construction. The YMCA site will be the future site of single-family market rate housing and the proceeds from the sale of the land will be used to create affordable housing.

3. Acquisitions | Asset Acquisition Plans

3. A. Low Income Housing Tax Credit (LIHTC) Re-syndications

During the plan year, the organization expects to evaluate possible investment and/or acquisition of existing Low Income Housing Tax Credit (LIHTC) that are at or approaching the end of the initial 15 year compliance period. This may include properties where an Opportunity Home related entity already holds an ownership interest in the asset, or has no ownership interest in the asset. The Organization may elect to invest MTW funds in accordance with the Organization's broader use of MTW funds authority and in compliance with PIH-2011-45. Any investment is also subject to board approval.

Listed below, are properties that are either at or approaching the fifteenth year where the Organization might use MTW funds either as part of the acquisition or at the time the tax credits are re-syndicated. The Organization also maintains an affordable housing portfolio, Beacon Communities, and expects to evaluate and make investments in these properties as part of an organization-wide preservation effort.

As a result of these investments, the organization anticipates preserving a total of 1,454 units which includes 158 of public housing / project-based voucher units, 1,276 affordable units (under 80% AMI) that will be MTW local non-traditional eligible units, and 12 market units.

						Local Non-Traditional Eligible Units						
Project Name	**District**	**Type of Tax Credit**	**Proposed Action**	**Total Units**	**PH/ PBV**	**30%**	**40%**	**50%**	**60%**	**70%**	**80%**	**Market**
Alhambra	D4	9% Tax Credits	Refinance / Acquisition 2024	140	14	0	0	0	120	0	0	6
San Juan Square I	D5	9% Tax Credit	Refinance / Acquisition 2024	143	46	0	0	0	91	0	0	6
Artisan at Mission Creek	D4	4% Tax Credits & Bonds	Refinance / Acquisition 2024	252	0	0	0	0	252	0	0	0
Elan Gardens	D1	4% Tax Credits & Bonds	Refinance / Acquisition 2024	228	0	0	0	0	228	0	0	0
Refinance / Acquisition 2024 Total				**763**	**60**	**0**	**0**	**0**	**691**	**0**	**0**	**12**
Hemisview Village	D1	4% Tax Credits & Bonds	Refinance / Acquisition 2025	245	49	0	0	12	184	0	0	0
Artisan at Creekside	D5	4% Tax Credits & Bonds	Refinance / Acquisition 2025	252	0	0	0	0	252	0	0	0
Sutton Oaks I	D2	9% Tax Credit	Refinance / Acquisition 2025	194	49	0	0	28	109	0	0	8
Refinance / Acquisition 2025 Total				**691**	**98**	**0**	**0**	**40**	**545**	**0**	**0**	**8**
Grand Total				**1,454**	**158**	**0**	**0**	**40**	**1,236**	**0**	**0**	**20**

3. B. Other Acquisitions

The Organization has no active acquisition plans.

4. Dispositions | Asset Disposition Plans

The Organization has a number of planned dispositions. Information below may change and all plans would be subject to separate Board approval.

Plan	Property ID	Property Address
Post Auction/RTC/Former Lease-Purchase Portfolio Disposition	314106	7250 GLEN MIST
	441311	1071 POINSETTIA ST
	115411	1411 MONTANA
VC YMCA Building	1225304	440 Labor
VC Admin Building	1225303	400 Labor
Springview - Vacant land around 202 Garcia St.	115610	700 Garcia St
Springview (Former Administration Building For East Terrace) (Sheriff's Annex)	115790	202 Garcia St
WRI Parcels (Home ownership)	Multiple	Various parcels on VILLA ROSA VILLA LINDA PRECIOUS DR VILLA FLORES VILLA PLACER
Vacant parcels near Victoria Commons	108009 108019	331 LAVACA ST LABOR
Parcel near East Meadows II	114002	1323 N WALTERS
Adjacent to TPSO and Sutton Oaks I	112737	719 RUNNELS AVE
	112739	731 RUNNELS AVE
Costa Mirada	480339	9323 SOMERSET RD
Vacant parcel near Mirasol	419759	4262 W CESAR E CHAVEZ BLVD

5. Strategic Holdings | Other Real Estate Holdings

Below is a list of real estate holdings that may be subject to future development or disposition.

BCAD Property IDs	Property Address	Description
109402, 109403	550 BROOKLYN AVE	Rex Site
115560	1901 MONTANA ST	
115561	1907 MONTANA ST	
116082	102 S MEL WAITERS WAY	
115581	2830 E COMMERCE ST	Miller Child Development Center / Springview Springview
115582	2407 EZELL	
115583	2411 EZELL	
115584	2415 EZELL	

115585	2415 EZELL	
115586	E COMMERCE ST	
115588	2902 E COMMERCE ST	
115589	2906 E COMMERCE ST	
115590	2910 E COMMERCE ST	
115595, 115597	2603 EZELL	
115600	2607 EZELL	
115602,115603	2944 E COMMERCE ST	
115808	903 HEDGES ST	Parcels near Springview
115809	909 HEDGES ST	
115810	913 HEDGES ST	
115811	915 HEDGES ST	
115812	917 HEDGES ST	
115813	927 HEDGES ST	
115814	929 HEDGES ST	
115815	931 HEDGES ST	
115816	933 HEDGES ST	
115817	935 HEDGES ST	
115818	937 HEDGES ST	
116625	916 HEDGES ST	
124452	1706 CINCINNATI AVE	Vacant parcel
112725	2738 DIGNOWITY AVE	Adjacent to TPSO and Sutton Oaks I
112746	1011 LOCKE ST	
141735	509 SALTILLO ST	Vacant parcel
151169	4063 BREMEN ST	Vacant parcel
374851	1828 E CROCKETT ST	Eastside Lots - possible home ownership
374892	925 POTOMAC	
374931	920 POTOMAC	
377155	1754 N CENTER	
377159	1715 N CENTER	
380324	939 POINSETTIA	
380325	943 POINSETTIA	
380357	906 N GRIMES	
441311	1071 POINSETTIA	
512161	E COMMERCE ST	
551676	1822 ARBOLEDA ST	
580339	7822 GLIDER AVE	
114103	1418 HAYS ST	
115258	1528 PASO HONDO	
115259	1528 PASO HONDO	

Appendix F | Third-Party Lease Agreements

PHA Plan (Annual Plan). PHAs are generally required to include third-party agreements in their PHA Plans or Significant Amendments to their PHA Plans, based on PHA requirements at 24 CFR part 903. For instance, PHAs are required to include third-party agreements for social services in their PHA Plan. Similarly, PHAs are required to include third-party agreements that generate non-rental income in their PHA Plan as a discussion of financial resources and planned uses of those resources. See 24 CFR part 903.7(c).

Appendix F is reserved for documentation associated with PIH 2017-24. Upon execution of leases executed after the release of PIH 2017-24, lease information will be listed here.

Generally, funds from third-party leases are used to offset operational costs in their respective property.

Agreements	Property	Leased Premises	Lessee
Standard Lease Agreement for Communication Facilities	Parkview	114 Hickman	AT&T (Formerly New Cingular Wireless)
	Fair Avenue	1215 Fair Avenue	AT&T (Formerly New Cingular Wireless)
	San Pedro	2103 San Pedro	T-Mobile (Formerly Sprint Spectrum Realty Company)
	Villa Tranchese	307 Marshall	T-Mobile West LLC
	Victoria Plaza	411 Barrera	Cellco Partnership d/b/a Verizon Wireless
Services	Mirasol	611 SW 28th	Avance
	Springview	102 South Rio Grande	Miller Child Development Center INC

Appendix G | Alternative Definition to Self-Sufficiency

Update: The alternative definition was proposed and approved as part of the FY2024 MTW Planning process. The organization will begin reporting these measures in the forthcoming FY2024 Report. This report will be submitted on September 30, 2024.

As part of the organization's commitment to delivering services in a manner that creates fair outcomes, the organization is proposing an alternative framework to MTW self-sufficiency. As a direct result of the adoption of the organization's new values and a renewed focus on systematic racism and inequities; the organization is proposing to supplement the current MTW self-sufficiency (SS #8) with additional measures and narrative that better reflect the organization's priorities and intent.

To be clear, the current housing system is inequitable and intersects with many other systems that also produce inequitable outcomes. Opportunity Home recognizes that and will no longer focus its MTW success on an individual's ability to meet economic self-sufficiency in spite of these systemic inequities. Rather, the organization will measure its success on whether the organization is able to eliminate inequities through changes in its rules, processes, and policies.

In addition to organizational changes, we aspire to shift societal narratives, stereotypes and biases about residents from low-income, disenfranchised and marginalized communities to one of valuing the inherent dignity of all people. Households are not failing to achieve economic self-sufficiency; our organization and the systems are failing to create environments where all have the opportunity to thrive and succeed. This proposal is intended to directly recognize this reality.

Background

- *Self-sufficiency* is one of the three MTW Statutory Objectives: "Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient"
- In 2013, HUD implemented a new standard 50900 Form that requires the organization to track "self-sufficiency" in Section II of the Annual Report.

SS #8: Households Transitioned to Self Sufficiency
Unit of Measurement
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section

(II) Operating Information in the space provided.

- After various external and internal workgroups on existing definitions and ways of measuring "self-sufficiency"[15], in 2014, the organization adopted a definition that is focused on economic self-sufficiency -- specifically, a household's ability to pay market or near market-rate rent.
  - A PH household who is paying a flat rent for at least 6 months or a HCV household utilizing a zero HAP voucher for at least 6 months.
  - Over the last 9 years of tracking, the organization has documented an average of 50 households per year on average who meet this criteria.

Proposal

The organization proposes to adopt the following:

1. MTW HUD Objective: Self-sufficiency as Economic Self-Sufficiency
2. MTW Opportunity Home Objective: Self-Sufficiency as Housing Stabilization and High Quality of life

MTW Reporting Impacts

The organization is committed to meeting it's MTW requirements and thus will continue tracking SS#8 as currently defined; however, this measure will also be accompanied by additional measures and narrative.

- **Housing Stabilization**
  Number of households who remain stably housed; defined as households served during the fiscal year who were not terminated or moved out for negative reasons (ie, evictions, terminations)
- **Quality of Life**
  Percent of households surveyed who are satisfied or very satisfied when asked "In the last 30 days, how satisfied were you with your quality of life?"

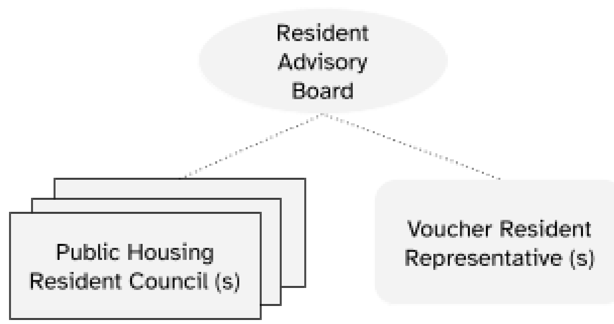
[15] https://selfsufficiencystandard.org/
https://public.tableau.com/app/profile/selfsufficiencystandard/viz/AllStates2021/SSS2021
https://www.mass.gov/doc/accs-self-sufficiency-matrix-0/download

Appendix H | Resident Advisory Board

Currently, the organization consults with residents during a series of meetings throughout the public comment period. In addition, the organization administers resident surveys twice a year to seek input on our strategic goals and what challenges they may have.

Opportunity Home is proposing to formalize a new Resident Advisory Board to participate in the annual MTW planning process as well as the ongoing strategic planning process on a more regular basis. The resident advisory board will be organized and supported by the organization's Policy and Planning Department. The intent is to bring existing resident council members and voucher representatives together to participate in and have a meaningful voice in the creation of the annual MTW plan and ongoing strategic plan strategies.

Proposed Structure



Public Housing Resident Council(s): a duly elected council made up of residents from one or more properties that follow all HUD rules and requirements. [insert reference]. Council members are elected and must follow HUD rules on tenant participation. The councils are supported by the Department of Resident Services. The organization in consultation with existing resident councils may pursue a jurisdiction-wide resident council which may be appointed to participate in annual resident advisory board meetings instead of all resident council members.

Voucher Resident Representative(s): appointed voucher participants that reflect and represent the diversity of all voucher residents - including voucher residents residing at properties operated and/or managed by Opportunity Home San Antonio. Appointments are made by Opportunity Home either through voucher holders volunteering and/or direct outreach by the organization.

Resident Advisory Board: a group made up of public housing resident council members (or a future jurisdiction-wide resident council) and voucher resident representatives who participate in Opportunity Home's strategic planning and annual MTW planning processes. The Resident Advisory Board is organized and facilitated by the Policy & Planning Department.

Proposed Annual Calendar

Phase	PHA Tasks	Timeline
Preparation to develop the plan	• Gather information to develop the Plan • Establish the Resident Advisory Board and begin meeting	July 1 - Sept 30
Plan development and drafting	• Share latest resident survey results with the RAB • Share latest MTW Report with the RAB • Consult with the RAB on community needs, resources, and PHA policies • Draft proposed plan	Oct 1 - Dec 31
Public Hearing Notice & Comment Period	• Plan public hearing • Make proposed plan available on website and to RAB during the 30 day comment period • Consult with the RAB on proposed plan	February 14 - March 15 (30 days)
Public Hearing	• Hold open resident briefings • Hold Public Hearing at March Operations Committee Meeting • Obtain written recommendations from the RAB • Obtain written feedback from resident briefings • Obtain written feedback from the public • Revise Plan, as needed	March
Submission	• Submit proposed plan to the MTW HUD Office	April 15
HUD Review	• Make approved plan available on website and to the RAB	April 15 - June 30

OPPORTUNITY™ HOME SAN ANTONIO

A COMMUNITY OF POSSIBILITIES

Proposed FY 2024-2025 Move to Work (MTW) Plan

OPPORTUNITY HOME SAN ANTONIO

AGENDA

1. MTW Designation and Plan Process
2. MTW Plan Sections 1-5
3. Administrative Plan (ADMIN Plan) - Vouchers
4. Admissions and Continued Occupancy (ACOP) - Public Housing
5. Asset Management Plan

MTW Designation

Overview

Move to Work Designation

Overview

Allows Opportunity Home to *Improve the lives of our residents by providing quality affordable housing and building sustainable, thriving communities* in ways that are different than other PHAs

MTW Toolbox

1. Regulatory Waivers
2. Funding Fungibility

OPPORTUNITY HOME SAN ANTONIO

Funding Fungibility

MTW SOURCES OF FUNDS

Dept of Housing and Urban Development

- PH Operating Subsidy
- HCV Block Grant funding
- PH CFP (including DDTF) Grants
- PH Rental and Other Income (rents + other charges)

Fungibility via Budget Process

MTW USES OF FUNDS

- PH Operating Expenses
- HCV Operating Expenses
- PH Capital Improvements
- MTW Flexible Uses

OPPORTUNITY™ HOME SAN ANTONIO

Statutory Objectives

Cost Efficiency/ Effectiveness

Reduce cost and achieve greater cost effectiveness in Federal expenditures.

Housing Choice

Increase housing choices for low income families.

Self-Sufficiency

Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

MTW Plan Process

Overview

MTW Timeline

OCT. NOV. DEC. JAN. FEB. MARCH APRIL MAY JUNE JULY

Planning

- Solicit resident feedback through strategic plan surveys
- Consult with Resident Councils
- Align MTW plan around priorities set by strategic plan, values, and evaluation results
- Coordinate with internal departments on
  - program policy updates
  - capital plans
  - housing expansion plans

Public Comment

- Feb 14: Draft MTW Plan posted for 30-day public comment period
- Solicit resident feedback through information sessions
- Consult with Resident Councils
- March 20: Public Hearing scheduled during Operations and Real Estate Committee Meeting
- May 1: Consideration and appropriate action by Board of Commissioners and submission to HUD

HUD Approval and Implementation

- May - June: Address HUD questions
- July 1: Implement

OPPORTUNITY™ HOME SAN ANTONIO

FY 2025 MTW Plan

Overview

FY2024-2025 MTW Plan

Overview

Section 1. Long-term and short-term goals

Section 2. Operating Information

Section 3. Proposed Activities

Section 4. Existing Activities

Section 5. Budget

Opportunity Home San Antonio

Vision

Compassionate, equitable and vibrant communities where people thrive

Mission

Improve the lives of our residents by providing quality affordable housing and building sustainable, thriving communities

Impact

San Antonio Area has a high quality of life where all are thriving

Our Values

Compassion

Compassion means to deliver services in a manner that relieves suffering and improves the quality of life of residents.

Equity

Equity means delivering our services in a way that results in fair and equal outcomes. Equity ensures that systems — policies, programs, and rules — do not create unfair results.

Excellence

Excellence means setting and sustaining high standards for our work and our interactions with others, while continuously improving our services and processes.

Organization Outcomes

Current Households

Have high quality of life

Race does not determine housing assistance or support service outcomes

Feel safe

Live in quality homes

Have meaningful housing choice

Experience compassionate customer service that relieves suffering and improves their quality of life*

Waitlist Households

ELI households (<30% AMI) have meaningful housing choice

Race does not determine housing assistance or support service outcomes

Other Low-Income Households

ELI (<30% AMI) households [who are not currently residents or on waitlist] have meaningful housing choice

Organization Outcomes

Employees

Thrive at work

Manage data effectively and ensure quality and security of data

Experience compassionate internal customer experience that improves work experience, and supports a good work life balance

Community

Trusts Opportunity Home

Invests in Opportunity Home's mission

Economy and health outcomes are sustained and improved for future generations

Section 2 | Operating Information

Housing Stock

Plan to add 74 tenant-protection vouchers (TPV)*

Considering allocating up to 125 project-based vouchers for permanent supportive housing (PSH)*

MTW Baseline will increase from 18,170 to 18,244
- 5,749 PH / 12,495 Vouchers

Adding four properties to the Local Non-traditional (LNT) program

Leasing

Continuation of current occupancy in public housing and voucher utilization is expected to meet budgeted goal.

Planned Households Served is 18,883 (>100% MTW Compliance) subject to funding availability

5,827 PH
11,300 Vouchers
1,756 LNT

Waitlist

Over 100,000 households on the organization's waitlists.

Demand is expected to remain high in 2025.

Public Housing and Referral lists are planned to be open for new applications / referrals

PH Capital Fund Grant

$32 M budgeted for capital repairs across public housing stock

Based on initial feedback during public comment.

Section 2 | Operating Information

FY 2025 Public Housing Capital Improvements

Costs

- Capital improvement projects
- Architecture and Engineering related costs
- Construction management fees
- Operating-administration costs

Repairs

- Life-Safety repairs
- Comprehensive modernization
- Substantial renovations

Property	Budget ($)	Description
PHA Wide	2,000,000	Ph.II Intrusion Protection/Security Cameras
Alazan-Apache	581,000	Admin. Building Roof / Foundation
Blanco	2,500,000	Housing Related Hazard Improvements
Blanco	500,000	Burn Restoration
Cassiano	4,800,000	Lead Based Paint Project
Fair Avenue	1,000,000	Elevator Modernization
Highview	3,700,000	PNA Substantial Renovations
Lincoln Heights	1,000,000	PNA Substantial Renovations
Lincoln Heights	4,700,000	Lead Based Paint Project
Matt Garcia	2,000,000	Housing Related Hazard Improvements
Matt Garcia	500,000	Burn Restoration
Mission Park	TBD	Lead Based Paint Project
Olive Park	1,500,000	PNA Substantial Renovations
Riverside	700,000	Lead Based Paint Project
Riverside	TBD	PNA Substantial Renovations
Springview	140,000	S&S Solar Lights, Security Cameras
Springview	800,000	Drainage Improvements/Roof Replacement/ HVAC
Victoria Plaza	4,000,000	Roof Replacement
Villa Hermosa	100,000	Burn Restoration
Villa Tranchese	120,000	S&S Camera, Intrusion Control System
Village East	1,500,000	PNA Substantial Renovations
Total	**32,141,000**	

OPPORTUNITY™ HOME SAN ANTONIO

Sections 3 and 4 | MTW Activities

Proposed

Change to Local, Non-traditional Activity that would allow the organization to commit funding to provide services only (without housing)

For example, providing services to those waiting for housing assistance.

Existing — Public Housing

Elderly Admissions Preference at Select PH Sites (80/20)

*Recertifications every 3 years**

*Exclusion of income from rent calculation is income comes from partnerships**

*Elimination of Earned Income Disregard**

**Also Applicable to Voucher Programs*

Sections 3 and 4 | MTW Activities

Existing — Voucher Programs

- Special Programs to support partnerships - CHCS, SAMMS, THRU Project, Alamo Area Community Colleges
- Inspections protocols
- Rent - Rent Reform and Payment Standards using groups of zip codes
- Modified Project Based Vouchers - allocates existing tenant-based to specific properties
- *Recertifications every 3 years**
- *Exclusion of income from rent calculation is income comes from partnerships**
- *Elimination of Earned Income Disregard**

**Also Applicable to Public Housing*

Section 5 | Planned Application of MTW Funds

Planned Application of PHA MTW Funding

The FY2024 Budget, 100% of the $68M in MTW funds were committed to uses

Original Funding Source	Beginning of FY - Final Approved Budget - Projected as of 3/31/2023	Planned Application of PHA Unspent Funds during FY
HCV HAP*	($3.9 million)	($3.9 million)
HCV Admin Fee	$4.5 million	$4.5 million
PH Operating Subsidy	($3.9 million)	($3.9 million)
HUD-Held HCV Funds	$71.3 million	$71.3 million
TOTAL:	**$68 million**	**$68 million**

Description

Per Board Resolution 6358 dated June 7, 2023, Moving-to-Work (MTW) funds are obligated consistent with the MTW Plan for the following:

Sources:

- MTW Funds- $68 million

Uses:

- Section 8 funding shortfall - $1 million
- Public Housing operating shortfall - $5 million
- Resident Services (CDI) - $2.4 million
- Central Office operating shortfall - $1 million
- Alazan Phase I and Predevelopment Costs - $17 million
- Investment in MTW units at Tax Credit/Beacon Properties - $9.5 million
- Balance of Snowden Development Funding Gap - $6.5 million
- Investment in Midcrowne and Ravello Properties - $5 million
- Acquisition of additional interest in a Tax Credit Property - $5 million
- Additional Impact of Compensation Study - $2.4 million
- Alazan Future Phases - $5.7 million
- Building Readiness for Child Care centers - $3 million
- Additional Investment in the 100 Labor Street Project - $2.5 million
- Preservation of Affordable Housing - $2 million

Total MTW funds obligated is $68 million.

OPPORTUNITY™ HOME SAN ANTONIO

Section 5 | Planned Application of MTW Funds

Planned Application of PHA MTW Funding

- As of January 2024, 54% of MTW Funds have been obligated through a binding agreement.
- $3 M originally committed to child care centers has been re-allocated to Public Housing Operations

Opportunity Home San Antonio | **MOVING TO WORK DASHBOARD**

Navigation | MTW Households | MTW Vouchers | MTW Housing | MTW Reserves

FY2024 Budget | Planned Use of MTW Funds

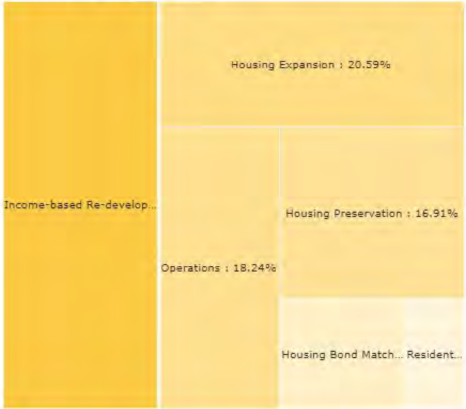
as of January 2024

Per Board Resolution 6358 dated June 7, 2023, Moving-to-Work (MTW) funds are committed consistent with the MTW Plan. Per its MTW Agreement and in accordance with PIH 2011-45, Opportunity Home is authorized to use MTW funds for traditional uses as well as local non-traditional uses including: non-traditional rental subsidy programs, homeownership programs, housing preservation and expansion, and resident service provision.

MTW Reserves	Committed	Obligated*
$68M	100%	54% $36.57M

Total Obligated by Use Category
Click on the chart below to filter the Detail table by Use of Funds category.

Reset selection



Total Obligated by Detailed Use
Click any row in the table to view the use category in the chart.

Detailed Use of Funds	Committed	Obligated
Public Housing operating shortfall	$5M	$8M
Investment in MTW units at Tax Credit/Beacon Properties	$9.5M	$7.77M
Balance of Snowden Development Funding Gap	$6.5M	$6.5M
Investment in Midcrowne and Ravello Properties	$5M	$5M
Additional Investment in the 100 Labor Street Project	$2.5M	$2.5M
Additional Impact of Compensation Study	$2.4M	$2.4M
Resident Services (CDI)	$2.4M	$2.4M
Section 8 funding shortfall	$1M	$1M
Central Office operating shortfall	$1M	$1M
Building Readiness for Child Care centers - Re-allocated to Public Housing operating shortfall	$3M	$0
Acquisition of additional interest in a Tax Credit Property	$5M	-
Preservation of Affordable Housing	$2M	-
Alazan Phase I and Predevelopment Costs	$17M	-
Alazan Future Phases	$5.7M	-
Grand total	**$68M**	**$36.57M**

*Funds are considered obligated when there is a binding agreement such as an executed contract or purchase/service order that obligates the funds. For MTW eligible activities (ie, Resident Services and operations), pursuant to the MTW Agreement, a contract is not necessary and a Board Resolution is the obligating document.

OPPORTUNITY™ HOME SAN ANTONIO

Resident Advisory Board

Overview

Resident Advisory Board (RAB)

What

Provides the PHA and the residents with a forum for sharing information about the Agency's Annual MTW Plan

Role

The main role of the RAB is to make recommendations in the development of the MTW Plan

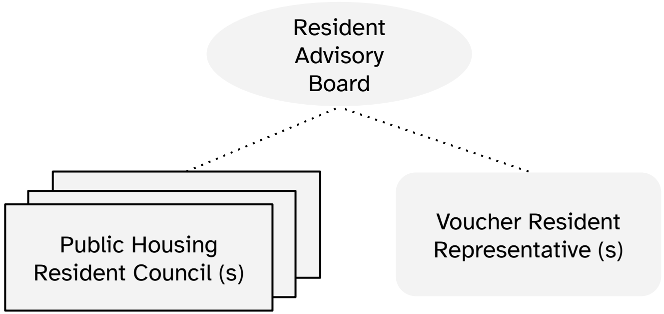
Who

Jurisdiction-wide resident council OR

Resident councils or their representatives

Section 8 residents do not have resident councils, but still need to be represented on RAB

Proposed Structure



Public Housing Resident Council(s): a duly elected council made up of residents from one or more properties that follow all HUD rules and requirements. Council members are elected and must follow HUD rules on tenant participation. The councils are supported by the Department of Resident Services. The organization in consultation with existing resident councils may pursue a jurisdiction-wide resident council which may be appointed to participate in annual resident advisory board meetings instead of all resident council members.

Voucher Resident Representative(s): appointed voucher participants that reflect and represent the diversity of all voucher residents. Appointments are made by Opportunity Home either through voucher holders volunteering and/or direct outreach by the organization.

Resident Advisory Board: a group made up of public housing resident council members (or a future jurisdiction-wide resident council) and voucher resident representatives who participate in Opportunity Home's strategic planning and annual MTW planning processes. The Resident Advisory Board is organized and facilitated by the Policy and Planning Department.

Phase	PHA Tasks	Timeline
Preparation to develop the plan	■ Gather information to develop the Plan ■ **Establish the Resident Advisory Board and begin meeting**	July 1 - Sept. 30
Plan development and drafting	■ **Share latest resident survey results with the RAB** ■ **Share latest MTW Report with the RAB** ■ **Consult with the RAB on community needs, resources, and PHA policies** ■ Draft proposed plan	Oct. 1 - Dec. 31
Public Hearing Notice and Comment Period	■ Plan public hearing ■ **Make proposed plan available on website and to RAB during the 30 day comment period** ■ **Consult with the RAB on proposed plan**	Feb. 14 - March 15 (30 days)
Public Hearing	■ Hold open resident briefings ■ Hold Public Hearing at March Operations Committee Meeting ■ **Obtain written recommendations from the RAB** ■ Obtain written feedback from resident briefings ■ Obtain written feedback from the public ■ Revise Plan, as needed	March
Submission	■ Submit proposed plan to the MTW HUD Office	April 15
HUD Review	■ **Make approved plan available on website and to the RAB**	April 15 - June 30

Program Policy Updates

FY24-25 Admissions and Continued Occupancy Policy and Administrative Plan Changes

OPPORTUNITY HOME SAN ANTONIO

Overview

The proposed revisions to the Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan are aimed at accomplishing the following objectives:

- Accurately reflect federal regulations, state regulations and local law
- Improve problematic policies
- Eliminate redundancies and contradictions
- Reduce unnecessary resource expenditures
- Accommodate the needs of residents across Opportunity Home's multiple Public Housing communities and Housing Choice Voucher program

HUD Regulations

Code of Federal Regulations

- General program regulations

HUD Public and Indian Housing (PIH) Notices

- Regulatory clarification, guidance and recommendations
- New/updated regulations

Opportunity Home Policy

ACOP and Admin Plan

- The manner in which Opportunity Home will administer the Public Housing program and the Housing Choice Voucher program
- Must comply with HUD regulations

HUD-defined program rules that Opportunity Home must follow

Generally, two types:

MANDATORY

- "The PHA must..."
- "The PHA must not..."
- "The PHA may not..."

DISCRETIONARY

- "The PHA may..."

Vague, must be defined

Opportunity Home defined program rules that we must follow

- Must comply with HUD regulations
- Must be clearly defined
- Must be unambiguous

Overview

ACOP Example

3.1.D HEAD OF HOUSEHOLD [24 CFR 5.504(b)]

Reference to Code of Federal Regulations

HUD Regulation

(1) *Head of household* means the adult member of the family who is considered the head for purposes of determining income eligibility and rent.

PH Policy

(2) Minors who are emancipated under state law may be recognized as the head of household.

Overview

Policy revisions are indicated by red text.

- ~~Strikethrough~~ = omitted text
- Underline = added text

The ACOP and Admin Plan Revision Summaries are available at **homesa.org/public-notices**

Program Policy Updates

HOTMA

The U.S. Department of Housing and Urban Development (HUD) recently published the final rule of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), prompting significant changes to various HUD programs, including Public Housing and Section 8. As a result of HOTMA, many policies and procedures within Opportunity Home's Public Housing and Housing Choice Voucher programs are being updated to comply with the new regulations.

HOTMA updates will be effective January 1, 2025 for Opportunity Home.

Proposed Revisions

Proposed Revision

Discrimination Complaints

Sections 2.1.C Discrimination Complaints, **2.1.D** Complaints under the Equal Access Final Rule, and **2.1.E** VAWA Complaint Processing were updated to align with the HUD Respondent Obligations in Fair Housing Investigations Interactive Diagram, Equal Access Final Rule [Notice PIH 2014-20] and Notice FHEO 2023-01.

Proposed Revision

Family Consent to Release of Information (HUD-9886-A)

Sections 3.2.D and **7.1.A** were updated to include new HOTMA requirements regarding the Authorization for Release of Information, form HUD-9886-A. The revised section provides information on penalties for failing to sign the release of financial information to Opportunity Home.

Opportunity Home has opted to deny admission/terminate tenancy for applicants and residents who revoke or fail to consent to the release of financial information.

Proposed Revision

Use of Other Programs' Income Determinations

Section 7.1.B was updated to include new HOTMA requirements regarding the use of Safe Harbor determinations. The new section provides information on the allowed means-tested federal public assistance programs Opportunity Home can accept.

Opportunity Home has opted out of using other programs' income determinations in the **Public Housing** program. The **Assisted Housing Programs** will use other programs' income determinations when available.

Proposed Revision

EIV Income and IVT Reports

Section 7.1.C includes new HOTMA requirements that allow Opportunity Home to determine when Enterprise Income Verification (EIV) and Income Verification Tool (IVT) reports are required for income verification.

Public Housing has opted to review income EIV and IVT reports at annual reexamination for all residents. The **Assisted Housing Programs** has opted to review income EIV and IVT reports, except in cases where Safe Harbor verification from another means-tested federal assistance program is used.

Proposed Revision

EIV + Self-Certification

Section 7.1.F includes language that allows Opportunity Home to accept EIV and a family's self-certification as verification of employment income, provided the family agrees with the amounts listed in EIV.

Proposed Revision

Self-Certification of Net Family Assets

Sections 7.3.F of the ACOP and **7.3.E** of the Admin Plan add new HOTMA requirements that allow Opportunity Home to accept self-certification from a family for certification of real property ownership and net assets totaling $50,000 or less.

Opportunity Home has opted to accept self-certification for both cases.

FY24-25 ACOP and Admin Plan Revisions

Proposed Revision

Nonrecurring Income

Section 7.3.E adds new HOTMA requirements that allow Opportunity Home to accept self-certification from a family for nonrecurring income.

Opportunity Home has opted to accept self-certification of this form of income.

Proposed Revision

Third-Party Verification of Social Security Numbers

Sections 7.2.B of the ACOP and **17.2.A** of the Admin Plan are updated to include language that allows Opportunity Home to accept third-party documents and self-certification of an applicant or participant's Social Security Number (SSN) when all other attempts to obtain that information have been unsuccessful.

Proposed Revision

Other Permitted Reasons for Denial of Admission

Section 3.3.D was updated to allow Opportunity Home to deny admission to applicant families that have been terminated from federally assisted housing in the last three years.

Asset Management Plan

Asset Management Plan

The Asset Management Plan outlines how the organization plans to make best use of limited financial resources while embracing the goals and objectives of Opportunity Home's Affordable Housing Preservation and Expansion Policy and supporting the organization's Strategic Plan.

The Asset Management Plan generally covers the five-year period spanning from FY 2023-24 to FY 2027-28. In addition to updating the five-year plan every year, the Organization also may make adjustments to respond to business needs.

Asset Management Plan

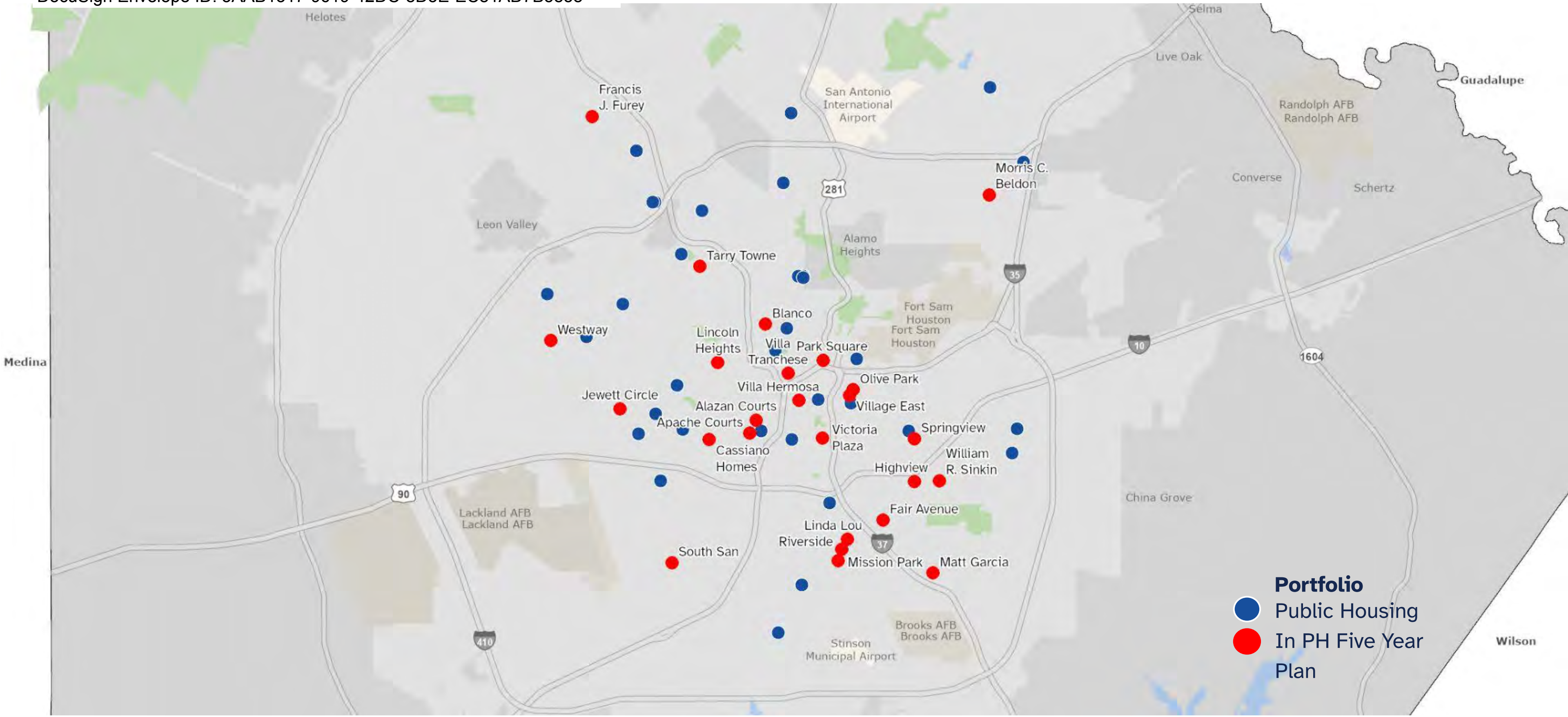
Public Housing

Over the next five (5) years, the Organization plans to invest approximately $71 million in capital repairs to extend the useful life at 24 properties and approximately 3,904 housing units.

Projected funding for capital improvements is based on historical grants and forecasted capital fund appropriations by HUD. As a result, the five-year plan is a rolling plan and updated every year or as additional needs and funding amounts become available.

Types of Capital Improvements

- Intrusion Protection
- Security Cameras
- Foundation
- Housing Related Hazard Improvements
- Lead Based Paint Project
- Elevator Modernization
- Solar Lights
- Drainage Improvements
- Roof Replacement
- HVAC
- Roof Replacement
- Burn Restoration
- Substantial Renovations



OPPORTUNITY HOME SAN ANTONIO

Public Housing Five Year Capital Improvement Plan

Asset Management Plan

Beacon

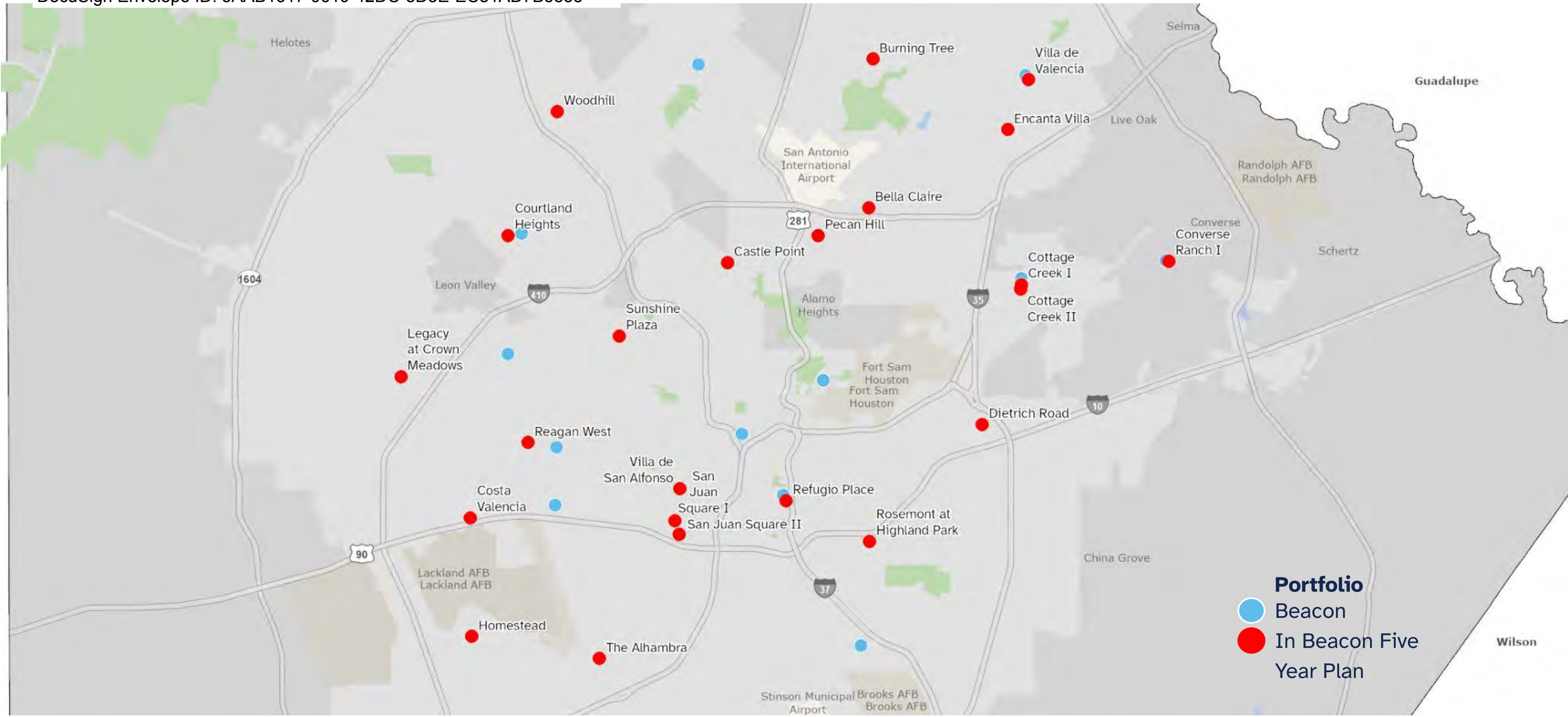
In the coming years, the Organization plans to invest approximately $22 million in capital repairs to extend the useful life at 22 properties and approximately 3,458 units in the Beacon Communities portfolio. In addition, this portfolio will be expanded as properties in the Organization's Partnership portfolio come to the end of their 15-year affordability period and transition ownership to Opportunity Home.

As a result of these property transitions, the capital plan is expected to change to include these new properties.

Projected funding for capital improvements in the Beacon Communities portfolio is based on operating funds, new or refinanced debt on the property, or insurance proceeds where applicable. The tables below outline current property-specific preservation plans.

Types of Capital Improvements

- Balcony Repairs
- Replacement or repair of parking lots (resurface and stripe), siding, windows and sliding glass doors
- Replacement or repair of A/C units, parking lots (resurface and stripe), sidewalks, gutters and fencing
- Elevator modernization and foundation repairs
- Replacement or repair of roofs, decking, soffits, trim, gates and parking lots
- Replacement or repair of roofs, decking, soffits, trim, patios, siding, windows and parking lots
- Parking Lot repair, reseal and stripe
- Repair of playground and signage



OPPORTUNITY HOME SAN ANTONIO

Beacon Communities Five Year Capital Improvement Plan

Asset Management Plan

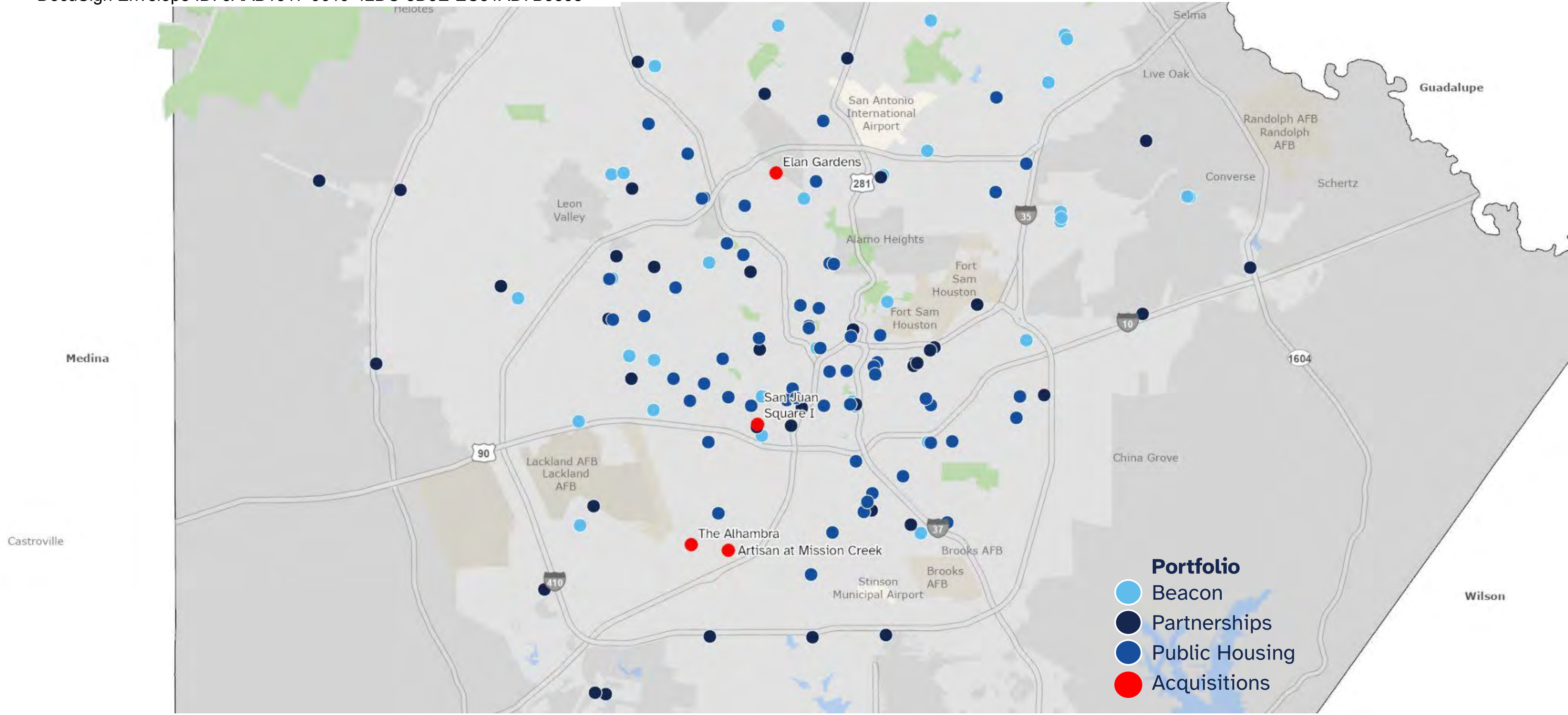
Acquisitions

During the plan year, the organization expects to evaluate possible investment and/or acquisition of existing Low Income Housing Tax Credit (LIHTC) that are at or approaching the end of the initial 15 year compliance period. This may include properties where an Opportunity Home related entity already holds an ownership interest in the asset, or has no ownership interest in the asset.

The Organization may elect to invest MTW funds in accordance with the Organization's broader use of MTW funds authority and in compliance with PIH-2011-45. Any investment is also subject to Board approval.

Planned for FY2025

- San Juan I
- Alhambra
- Artisan at Mission Creek
- Elan Gardens



OPPORTUNITY HOME SAN ANTONIO

Acquisitions

Questions?

OPPORTUNITY HOME SAN ANTONIO

Proposed MTW Plan 2025

Public Comment Update

OPPORTUNITY HOME SAN ANTONIO

Stakeholder Engagement and Public Comment

Timeline

- **February 6, 2024:** Resident Council Consultation
- **February 14, 2024:** Public Posting for Public Comment Period
- **March 7, 2024:** Resident Council Briefing
- **March 11, 2024:** Public Housing Resident Briefing
- **March 13, 2024:** Voucher Programs Resident Briefing
- **March 20, 2024:** Public Hearing / Comment Period Closed
- **May 1, 2024:** Final Board Approval / Public Hearing

Notification methods: Email, social media, property digital signage, newsletter, flyered property, website, and/or direct invite

Resources

- Draft FY2025 MTW Plan
- Video recording and presentation
- Online feedback form
- Public comment feedback document
- Hard copies in lobbies
- Hard copy presentations at RC meetings

Attendees

- 26 Resident Council members
- 10 Residents

Plan Updates

Section	Feedback Overview	Adjustments to Plan
Section I. B. | Overview of Short-Term and Long-Term MTW Goals and Objectives	Five priorities communicated by Board of Commissioners	Section 1 has been updated to incorporate key priorities recently identified by the Board of Commissioners during the March 20, 2024 Operations and Real Estate Meeting.
Section II. B. i. Planned Number of Households Served	Internal feedback from budget planning	Adjusted planned number of MTW voucher households served from 11,300 to 10,800.
Section II. A. iii. Planned New Project Based Vouchers	Consider committing project-based vouchers for permanent supportive housing and other projects	Yes. Up to 125 vouchers for PSH will be considered. In addition, added 74 tenant-based vouchers currently under review by HUD.
Appendix H. Resident Advisory Board	Ensure Section 8 in Beacon - nonprofit participate in the Resident Advisory Board if held during the day at housing	Language was added to ensure there is representation for voucher holders residing at Beacon properties.

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6523, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED JUNE 30, 2023

DocuSigned by:
Ed Hinojosa Jr
D7D46F73613F4FA...
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Diana Fiedler
D86538370C55423...
Diana Kollodziej Fiedler
Chief Financial Officer

REQUESTED ACTION:
Consideration and approval regarding Resolution 6523, accepting the Independent Auditor's Report for the year ended June 30, 2023.

SUMMARY:
The audit for the Housing Authority of the City of San Antonio ("Opportunity Home") and its component units for the year ended June 30, 2023, has been completed. In planning the audit, CohnReznick LLP spoke with staff to coordinate audit engagement details, establish auditor and client responsibilities, and determine any significant changes in Opportunity Home's structure and personnel and any new companies and agreements that may impact the audit approach. CohnReznick LLP also verified any new accounting or audit requirements published by the U.S. Department of Housing and Urban Development, the Government Accounting Standards Board, or the American Institute of Certified Public Accountants, that would affect the audits.

CohnReznick LLP reports include:
- Financial Audit Results Opinion – Unmodified (clean audit)
- Internal Control Audit Results Opinion – Unmodified (clean audit)
- Compliance Audit Results Opinion – Unmodified (clean audit)
- Final Audit Communication to Those Charged with Governance

CohnReznick LLP performed the following year-end tasks:
- Tested specific internal controls for the following significant Opportunity Home transaction cycles: cash receipts, cash disbursements, procurement, payroll, accumulation of component activity, recognition of related party activity, and financial close
- Tested major federal assistance programs for compliance with federal requirements
- Conducted fraud inquiries about risks to Opportunity Home
- Conducted and evaluated preliminary analytical reviews to determine the nature and extent of procedures to be performed
- Established the audit approach, including the preparation of a tailored audit work program
- Computed audit materiality to obtain reasonable assurance of detecting misstatements that could be material to the financial statements taken as a whole
- Reviewed and mailed Opportunity Home-prepared confirmations to customers, creditors, legal counsel, and banks

- Performed substantive procedures for the various financial statement account balances as of year-end, as deemed necessary, in the following areas: cash, investments, notes receivable, grant and rent revenue, capital assets, payroll and related liabilities, escrow accounts, related party activity, assumption of partnership ownership, long-term ground leases, and long-term debt
- Performed substantive procedures for operating and non-operating expenses
- Reviewed the Opportunity Home-prepared financial statements and utilized a disclosure checklist to ensure all significant disclosures are made
- Finalized analytical review procedures to assess the conclusions reached and evaluate the overall financial statement presentation
- Prepared final communication to Those Charged with Governance

CohnReznick LLP also issued audit reports as required by HUD or other contractual agreements for the following component units, all of which contained unmodified (clean audit) opinions:

- San Antonio Housing Facility Corporation
- Sendero I Public Facility Corporation
- Springhill/Courtland Heights Public Facility Corporation
- Converse Ranch, LLC
- SP II Limited Partnership
- O'Connor Limited Partnership
- Refugio Street Limited Partnership

The audit report for Opportunity Home includes the financial statements of the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust (the "Plan"). Those financial statements were audited separately by other auditors and CohnReznick's opinion, insofar as it relates to the amounts included in the Plan, is based solely on the report of the other auditors.

STRATEGIC OUTCOME:
Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6523
Financial Statements and Independent Auditor's Report
Slide Deck

CERTIFICATE FOR RESOLUTION
RESOLUTION 6523

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a Texas housing authority created pursuant to the laws of the State of Texas ("Opportunity Home"), hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of Opportunity Home San Antonio, the Board of Commissioners of Opportunity Home San Antonio (the "Board") held a meeting on May 1, 2024, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6523, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED JUNE 30, 2023

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Open Meetings Act and the Bylaws of Opportunity Home San Antonio.

SIGNED AND SEALED this 1st day of May 2024.

HOUSING AUTHORITY
CITY OF SAN ANTONIO
TEXAS

____

Ed Hinojosa, Jr.
President and CEO

RESOLUTION 6523, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED JUNE 30, 2023

WHEREAS, the agency planning requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the U.S. Department of Housing and Urban Development's (HUD) October 21, 1999 Final Rule contains implementing instructions for agency planning requirements; and

WHEREAS, the OMB under 2 Code of Federal Regulations (CFR) Part 200, Subpart F and the HUD regulations require that all Public Housing Authorities conduct a financial and compliance audit and submit it to the HUD local field office annually; and

WHEREAS, Opportunity Home has contracted with independent auditors that have conducted a financial and compliance audit of Opportunity Home and its related entities and have presented said report to the Opportunity Home Board of Commissioners on May 1, 2024; and

WHEREAS, the Independent Auditor's Report indicates an unmodified (clean audit) opinion on the Financial Audit Results; and

WHEREAS, staff requests that the Board of Commissioners review and accept the annual Independent Auditor's Report for the year ended June 30, 2023.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Opportunity Home San Antonio hereby:

1) Approves Resolution 6523.

2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 1st day of May 2024.

____

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

____

Ed Hinojosa, Jr.
President and CEO

Housing Authority of the City of San Antonio

Financial Report and Compliance Report
June 30, 2023

Table of Contents

(This page intentionally left blank.)

CohnReznick LLP
cohnreznick.com

CohnReznick
ADVISORY • ASSURANCE • TAX

Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the City of San Antonio

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the aggregate remaining fund information of the Housing Authority of the City of San Antonio (the "Authority") as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate remaining fund information of the Authority as of June 30, 2023, and the respective changes in financial position, and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust (the "Plan"), which comprises the Authority's aggregate remaining fund information. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Plan, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (“GAAS”) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of the Plan were not audited in accordance with *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

The Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

CohnReznick

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of modernization costs is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), and is also not a required part of the basic financial statements.

The schedule of modernization costs and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of modernization costs and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated March 30, 2024 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CohnReznick LLP

Charlotte, North Carolina
March 30, 2024

Housing Authority of the City of San Antonio

Management's Discussion and Analysis—Unaudited
Year Ended June 30, 2023

This section of the Housing Authority of the City of San Antonio's (the Authority) annual financial report presents management's discussion and analysis (MD&A) of the Authority's financial performance during the fiscal year (FY) ended June 30, 2023, related to its business-type activities, as compared to the FY ended June 30, 2022. The business-type activities of the Authority include the following: Public Housing Program, Section 8 Housing Choice Voucher Program, Capital Fund Program, Resident Engagement, Beacon Communities and the San Antonio Housing Facility Corporation. The MD&A is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position and identify individual fund issues or concerns.

Since the MD&A is designed to focus on the current-year activities, resulting changes and currently known facts, we encourage readers to consider the information presented here in conjunction with the Authority's financial statements, which follow this section.

Overview of the Housing Authority of the City of San Antonio, Texas

The Authority is a municipal housing authority organized under the laws of the state of Texas (now Chapter 392 of the Texas Local Government Code) and by a resolution of the City Council of the City of San Antonio, Texas, adopted on June 17, 1937. The Authority's purpose is to provide and promote safe and sanitary housing for low-income persons residing in San Antonio, Texas. A seven-member Board of Commissioners (the Board), appointed by the Mayor of the City of San Antonio, governs the Authority. The Authority's trade name is Opportunity Home San Antonio ("Opportunity Home").

The Authority is one of 39 public housing authorities nationwide with a Moving to Work (MTW) designation from the United States Department of Housing and Urban Development (HUD). The Authority received its MTW designation from HUD in 1999 and approved a restated MTW agreement in June 2009, which extended the program for 10 additional years. During FY 2016, HUD issued a letter to all participating MTW agencies modifying and extending their existing contracts through 2028. The MTW agreement grants the Authority flexibility to develop policies outside the limitations of certain HUD regulations and provisions. As an MTW agency, the Authority's three primary goals are to promote and increase self-sufficiency among public housing and Section 8 residents, to increase housing choices for low-income families and to achieve programmatic efficiencies and reduce costs. Every year, an MTW plan is developed, describing how flexibilities will be applied to best meet community needs with input from stakeholders, residents and landlords. The MTW agreement also allows for funding fungibility by pooling the Public Housing operating subsidy, Section 8 Housing Choice Voucher subsidy and Capital Funds.

Highlights

- The Authority's total net position increased by $38.8 million, a 12.0% increase from the prior year.

- During FY 2023, the Authority increased its net capital assets by $29.5 million, attributable to land additions from three new ground lease transactions and a donated land parcel; capitalization of significant construction projects in both the Beacon and Public Housing portfolios; and the purchase of The Ravello, which added 252 units to the Beacon portfolio.

- The Authority was the recipient of 20 Merit Awards from the National Association of Housing and Redevelopment Officials (NAHRO), the nation's leading affordable housing trade association. Seven of the Merit Awards were nominated for Awards of Excellence, the highest accolade for housing authorities demonstrating innovative solutions in affordable housing. In March 2023, NAHRO presented the Authority with three Awards of Excellence for Majestic Ranch (awarded in both the Project Design and Community Revitalization categories) and the Garcia Street Urban Farm Stand.

Majestic Ranch
San Antonio, as a whole, faces the effects of historic socioeconomic segregation, and a looming housing shortfall. Majestic Ranch is a 288-unit multi-family development specifically targeting working families and was built with appropriate design considerations and amenities. It consists of one, two, and three-bedroom mix of units. This community is designed as walkable, sustainable, and inter-generational with improved connections to the surrounding neighborhood. A collaborative process with residents, community leaders, City Partners, Opportunity Home and other stakeholders was key to developing a plan to provide a higher quality of life and long-term sustainability.

Garcia Street Urban Farm Stand
Food Security at Opportunity Home became a priority after COVID-19 showed us how food insecure our residents are. Prior to COVID, the sustainability staff secured a grant to build an urban farm. The farm, located in a USDA known food desert, was installed to increase health and nutrition in the Eastside of San Antonio. Over the past year, the farm began to host an Urban Farm Stand on Wednesday nights. The stand has been a huge success with the San Antonio community as more residents at Opportunity Home began to frequent the stand over the year. Opportunity Home has been able to partner with other organizations for various events, such as with Metro Health for free COVID-19 vaccines.

- The Authority's current ratio that measures liquidity was 3.68 at June 30, 2023. The ratio is an indicator of the Authority's strong capacity to meet its short-term financial obligations and demonstrates that it has over three dollars of current assets covering each dollar of total current liabilities.

- The Authority's debt-to-net position ratio was 0.38 at June 30, 2023, demonstrating the Authority's strong long-term solvency position. The ratio means the Authority has 45 cents of debt for every dollar of equity.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements, which are comprised of two components: (1) basic financial statements and (2) notes to financial statements. The basic financial statements include the operations of the Authority and its blended component units.

The statement of net position presents financial information on the Authority's assets, deferred outflows of resources, liabilities and deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The statement of revenues, expenses and changes in net position presents information showing how the Authority's net position changed during the most recent FY. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods.

Basic Financial Statements
As provided for under accounting principles generally accepted in the United States of America, the Authority uses the accrual basis of accounting to prepare its basic financial statements. Under this basis of accounting, revenues are recognized in the period in which they are earned and expenses, including depreciation and amortization, are recognized in the period in which they are incurred. All assets, liabilities, deferred outflows and deferred inflows associated with the operation of the Authority are included in the statement of net position. The Authority presents its activities as a single enterprise proprietary fund. The basic financial statements begin on page 16 of this report.

Opportunity Home San Antonio
The Authority operates the following programs:

- **Housing Choice Voucher (HCV) Program**—a HUD-funded program that provides rent subsidies to families residing in privately owned rental properties.

- **Capital Improvement Programs**—HUD-funded programs that include the Capital Fund Program and the Capital Fund Financing Program, which provide funds for new construction and the rehabilitation of existing housing units.

- **Public Housing Program**—a HUD-funded program under which the Authority manages and maintains 6,070 public housing rental units for eligible low-income families, seniors and individuals with disabilities.

Pension Plan Trust Fund—Fiduciary Fund
The Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, a component unit of the Authority, is accounted for as fiduciary activity in the fiduciary fund financial statements. The basic fiduciary fund financial statements begin on page 22 of this report.

Notes to Financial Statements
The notes to financial statements provide additional information that is essential to the full understanding of the data provided in the fund financial statements. The notes to financial statements begin on page 25 of this report.

Financial Analysis

General
Over time, net position may serve as a useful indicator of a government's financial position. At June 30, 2023, the Authority's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $362,364,496. By far, the largest portion of net position is the Authority's investment in capital assets (e.g., land, buildings, furniture and equipment and construction in progress) less any related debt used to acquire those assets that is still outstanding. The Authority uses these capital assets to provide services and housing to its clients. Consequently, these assets are not available for future spending. Although the Authority's investment in capital assets is reported net of related debt, it should be noted the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Condensed Statements of Net Position Information

Presented below is the Authority's condensed statements of net position for FY 2023 compared to FY 2022. This information reflects the economic resources of the Authority, as well as its economic obligations at the end of the FYs shown. See notes to financial statements.

Condensed Statements of Net Position

	FY 2023	FY 2022	Increase (Decrease)	Percentage Change
Assets:				
Unrestricted current assets	$ 76,151,002	$ 77,713,780	$ (1,562,778)	(2.0%)
Restricted current assets	51,574,933	34,197,754	17,377,179	50.8%
Net capital assets	371,320,922	341,797,627	29,523,295	8.6%
Other assets	86,578,341	67,703,740	18,874,601	27.9%
Total assets	585,625,198	521,412,901	64,212,297	12.3%
Deferred outflows of resources:				
Deferred charges on refunding	183,001	268,949	(85,948)	(32.0%)
Deferred swap outflows	121,765	55,761	66,004	118.4%
Total deferred outflows of resources	304,766	324,710	(19,944)	(6.1%)
Liabilities:				
Current liabilities	26,447,671	26,702,114	(254,443)	(1.0%)
Current liabilities payable from restricted assets	8,297,884	7,612,876	685,008	9.0%
Noncurrent liabilities	128,034,042	111,834,454	16,199,588	14.5%
Total liabilities	162,779,597	146,149,444	16,630,153	11.4%
Deferred inflows of resources:				
Leased assets	60,222,069	51,854,931	8,367,138	16.1%
Deferred swap inflows	563,802	186,451	377,351	202.4%
Total deferred inflows of resources	60,785,871	52,041,382	8,744,489	16.8%
Net position:				
Net investment in capital assets	232,672,000	218,095,740	14,576,260	6.7%
Restricted net position	45,824,008	36,052,094	9,771,914	27.1%
Unrestricted net position	83,868,488	69,398,951	14,469,537	20.8%
Total net position	$ 362,364,496	$ 323,546,785	$ 38,817,711	12.0%

Assets

The Authority's total assets at June 30, 2023 and 2022, amounted to $585.6 million and $521.4 million, respectively, reflecting an increase of 12.3%. Unrestricted current assets decreased by $1.6 million, or 2.0%, due primarily to a decrease in unrestricted cash which was partially offset by an increase in various accounts receivable. The $17.4 million, or 50.8%, increase in restricted current assets resulted chiefly from an increase in restricted cash. The most significant attributor to this increase was the receipt of $7.1 million received in connection with the Refugio Street LP refinance in which proceeds were used to pay down $7.1 million of the Refugio HOPE VI note owed from Refugio Street LP to Refugio Street Public Facility Corporation. Net capital assets increased by $29.5 million, or 8.6%, due largely to an increase in buildings of $39.0 million which resulted from the acquisition of The Ravello Apartments and capitalization of various Beacon and Public Housing projects. Additionally, land increased by $14.2 million due to three new ground lease transactions entered into for the Horizon Pointe, Bristol at Somerset, and Vista at Silver Oaks developments and a land donation associated with the Potranco development. Partially offsetting the overall increase in net capital assets was an increase in accumulated depreciation of $26.2 million.

Other assets increased by $18.9 million, or 27.9%, due primarily to an increase in development fees receivable of $13.2 million and new note issuances totaling $3.1 million.

Liabilities

Total liabilities of the Authority were $162.8 million and $146.1 million at June 30, 2023 and 2022, respectively, an increase of 11.4%. Current liabilities totaled $26.4 million and experienced a slight decrease of $0.3 million, or 1.0%, from the prior year. Current liabilities payable from restricted assets increased by $0.7 million, or 9.0%, attributable to a net increase in the current portion of long-term debt. Noncurrent liabilities increased by $16.2 million, or 14.5%, due primarily to new debt. Construction draws related to 100 Labor added $10.6 million of new debt. Furthermore, the Science Park, O'Connor, Refugio, and The Ravello refinances resulted in an aggregate addition to debt of $25.4 million. Partially offsetting the overall increase was the debt payoff for nine Beacon properties (Bella Claire, Churchill Estates, Claremont, Homestead, Towering Oaks, Monterrey Park, La Providencia, Castle Point, and Warren House) totaling $12.8 million. Also partially offsetting the overall increase was a $7.3 million reclass of Sendero I PFC long-term debt to current debt due to its scheduled maturity in January 2024.

Net Position

The Authority's net position totaled $362.4 million at June 30, 2023, and is comprised of net investment in capital assets of $232.7 million; restricted net position of $45.8 million and unrestricted net position of $83.9 million. Total net position increased by $38.8 million, or 12.0%, as a result of operations for the FY. The balance in unrestricted net position represents resources available to meet the Authority's ongoing obligations to tenants, citizens and creditors.

Statements of Revenues, Expenses and Changes in Net Position Information

Presented on the following page is the statements of revenues, expenses and changes in net position information for FY 2023 compared to FY 2022. The information reflects the results of operations for the Authority and displays the sources of revenue, the nature of expenses for the year and the resulting change in net position. All revenues and expenses are accounted for on an accrual basis. See notes to financial statements.

Housing Authority of the City of San Antonio

Management's Discussion and Analysis—Unaudited
Year Ended June 30, 2023

Statements of Revenues, Expenses and Changes in Net Position

	FY 2023	FY 2022	Increase (Decrease)	Percentage Change
Operating revenues:				
Tenant	$ 38,454,200	$ 37,570,220	$ 883,980	2.4%
HUD operating subsidy and grant revenue	181,858,671	143,926,693	37,931,978	26.4%
Other revenue	24,823,667	17,842,312	6,981,355	39.1%
Total operating revenues	245,136,538	199,339,225	45,797,313	23.0%
Operating expenses:				
Administrative	40,770,012	36,188,403	4,581,609	12.7%
Tenant services	4,327,773	1,979,018	2,348,755	118.7%
Utilities	9,657,461	9,392,137	265,324	2.8%
Ordinary maintenance and operations	43,827,411	34,787,542	9,039,869	26.0%
Protective services	2,649,505	1,402,659	1,246,846	88.9%
Insurance	4,580,288	3,604,657	975,631	27.1%
Bad debts (recovery)	(546,490)	(229,254)	(317,236)	138.4%
Other	2,782,778	2,351,149	431,629	18.4%
Housing assistance payments	93,592,130	90,892,973	2,699,157	3.0%
Depreciation	14,534,494	15,649,837	(1,115,343)	(7.1%)
Total operating expenses	216,175,362	196,019,121	20,156,241	10.3%
Operating income (loss)	28,961,176	3,320,104	25,641,072	772.3%
Nonoperating revenues (expenses):				
Investment income	2,907,716	32,061	2,875,655	8969.3%
Interest income—leases	121,605	92,051	29,554	32.1%
Mortgage interest income	1,155,344	1,187,682	(32,338)	(2.7%)
Recovery of Section 8 funds	25	2,644	(2,619)	(99.1%)
Interest expense	(5,494,879)	(5,168,791)	(326,088)	6.3%
Amortization expense	(322,532)	-	(322,532)	N/A
Gain (loss) on disposition/retirement of capital assets	(167,602)	(301,026)	133,424	(44.3%)
Purchase of limited partnership interests	(883,819)	(900,000)	16,181	(1.8%)
Other acquisition costs	(700,824)	-	-	N/A
Donations—land	5,196,753	3,800,000	1,396,753	36.8%
Insurance recoveries, net	1,553,696	1,200,056	353,640	29.5%
Refinancing and closing costs	(998,969)	(134,647)	(864,322)	641.9%
Trustee and swap advisor fees	(14,210)	(26,040)	11,830	(45.4%)
Total nonoperating revenues (expenses)	2,352,304	(216,010)	2,568,314	(1189.0%)
Increase (decrease) in net position before capital contributions	31,313,480	3,104,094	28,209,386	908.8%
Capital contributions	8,339,837	6,907,457	1,432,380	20.7%
Equity transfers	(1,165,243)	(84,363)	(1,080,880)	1281.2%
Change in net position	38,488,074	9,927,188	28,560,886	287.7%
Net position at beginning of year	323,546,785	309,925,659	13,621,126	4.4%
Change in reporting entity	329,637	3,693,938	(3,364,301)	(91.1%)
Net position at end of year	$ 362,364,496	$ 323,546,785	$ 38,817,711	12.0%

Operating Revenues and Expenses

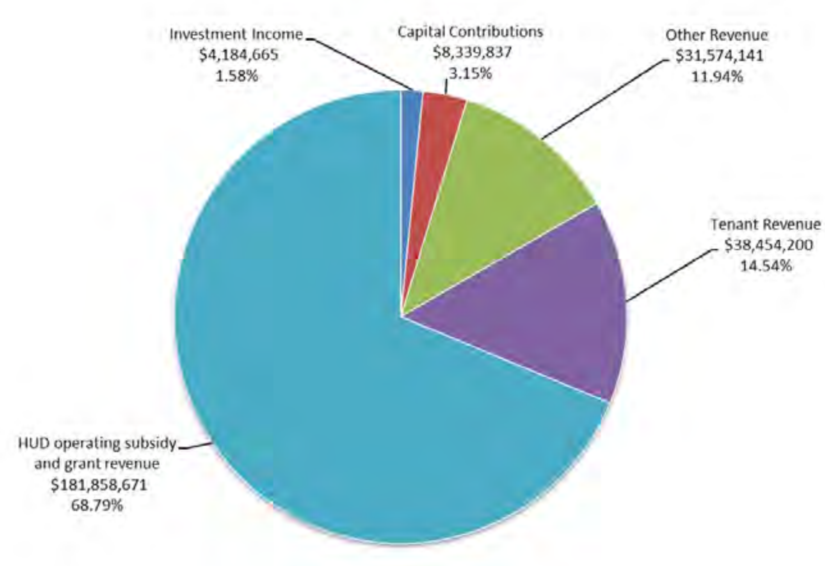
Operating revenues increased by $45.8 million, or 23.0%, over the previous year and operating expenses increased by $20.2 million, or 10.3%. HUD operating subsidy and grant revenue was $37.9 million, or 26.4%, higher compared to FY 2022 primarily due to an increase in Section 8 Housing Assistance Payments ("HAP") revenue. Section 8 HAP was $129.6 million in FY 2023 versus $95.7 million in FY 2022 and resulted from a rise in both leasing and payment standards. The primary source of revenue, other than HUD funding, is tenant revenue, which increased by $0.9 million, or 2.4%, over the prior year. The $7.0 million, or 39.1%, increase in other revenue was chiefly due to an increase in development fee revenue. The most significant increase in operating expenses was ordinary maintenance and operations expense which increased $9.0 million, or 26.0%, due to amplified efforts to address a backlog of maintenance and repairs as well as increased costs due to the current inflationary environment. Administrative expenses increased by $4.6 million, or 12.7%, largely due to an increase in administrative staff salaries. Depreciation expense, which does not require cash expenditures, but impacts the total operating expenses, totaled $14.5 million.

Nonoperating Revenues, Expenses and Changes in Net Position

The change in net position from FY 2022 to FY 2023 was an increase of $38.5 million compared to an increase of $9.9 million from FY 2021 to FY 2022. Investment income earned in FY 2023 increased by $2.9 million due to favorable interest rates. During FY 2023, the Authority recognized a land donation of $5.2 million related to the Potranco Apartments. The purchase of limited partnership interests of $0.9 million and other acquisition costs of $0.7 million were associated with the purchase of New Braunfels 2 Housing, LP to acquire The Ravello Apartments. Refinancing and closing costs of $1.0 million were associated with the refinances of Science Park, O'Connor, and Refugio. Capital contributions, which increased by $1.4 million compared to the previous year, was comprised of HUD capital grants totaling $8.3 million.

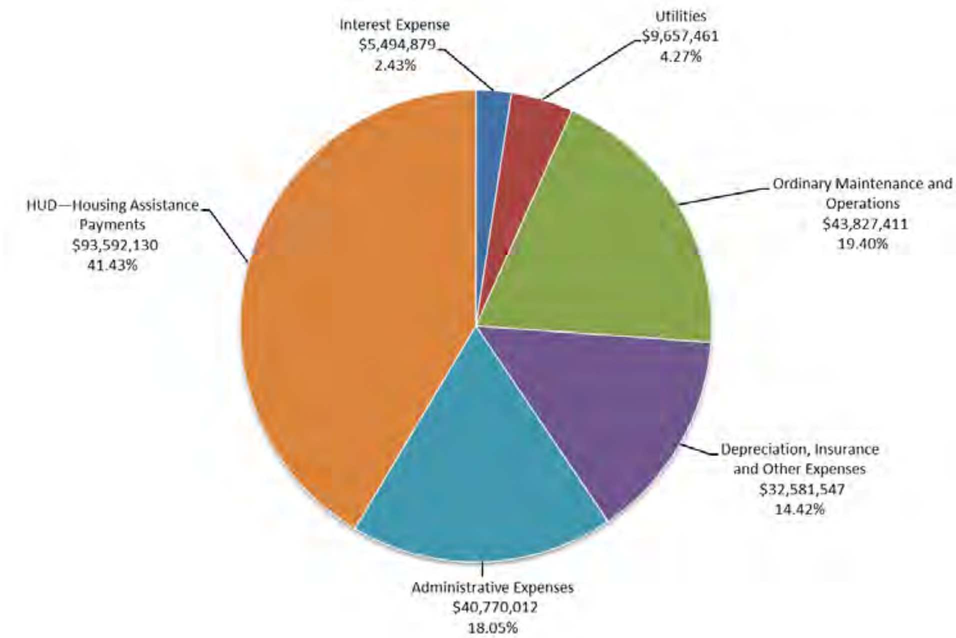
Revenue by Source—Business-Type Activities

Total Revenue—$264,411,514



Expenses by Use—Business-Type Activities

Total Expenses—$225,923,440



Capital Assets and Debt Administration

Net Capital Assets

At the end of FY 2023, the Authority had invested $371,320,922 in a broad range of capital assets, including land, buildings, furniture, equipment, vehicles and construction in progress. The schedule below reflects the changes in capital assets, net of depreciation, during FY 2023:

Schedule of Changes in Capital Assets—FY 2023

Beginning net capital assets	$ 341,797,627
Additions and transfers in/out	48,430,000
Deletions, net	(4,372,211)
Depreciation	(14,534,494)
Ending net capital assets	$ 371,320,922

Net capital assets increased by $29.5 million in FY 2023 when compared to FY 2022. Additions and transfers totaled $48.4 million, while deletions totaled $4.4 million. Total depreciation expense for FY 2023 was $14.5 million. The majority of the additions were attributable to buildings, land, and construction in progress. Additional information on the Authority's capital assets can be found in Note 8 of the notes to financial statements.

Long-Term Debt
At the end of FY 2023, the Authority had total long-term debt of $136.9 million. Of this amount, $45.0 million represents bonds that were issued to purchase or rehabilitate properties owned by component units of the Authority. The Authority's debt increased by $12.0 million when compared to FY 2022.

Additional information on the Authority's long-term debt can be found in Note 10 of the notes to financial statements.

Economic Factors and Next Year's Budget

Significant economic factors affecting the Authority's budget in the next year are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and, therefore, the amount of rental income
- Inflationary pressure on utility rates, housing costs, supplies and other costs
- Current trends in the housing market
- Local and national property rental markets that determine Housing Assistance Payments

The Authority is primarily dependent upon HUD for the funding of its Low Rent Public Housing, Housing Choice Voucher and Capital Fund programs; therefore, the Authority is affected more by the federal budget than by local economic conditions.

The operating budgets for the Authority's 2023-2024 FY were approved by the Board of Commissioners on June 7, 2023, and became effective July 1, 2023. The Authority's budget is balanced, with estimated revenues of $258.0 million, with these funds being used primarily for Section 8 payments to landlords, public housing operations, salaries and benefits, upgrades, repairs and maintenance of the Authority's housing communities, as well as other operating costs.

The Authority's goal remains to continue to provide housing to over 57,000 children, adults, and senior citizens served through its three core housing programs: Section 8, Public Housing, and Beacon Communities. In FY 2024, the Authority looks forward to developing additional high-quality affordable housing units; significantly enhancing property management and housing operations; expanding educational, job training and health services to residents and implementing additional efficiencies across the Authority.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, tenants, investors and creditors with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the funds it receives. Questions concerning any of the information provided in this report, or the Authority's component units, or requests for additional information should be addressed to:

Opportunity Home San Antonio
Attn: Diana Kollodziej Fiedler, CPA
Chief Financial Officer
P.O. Box 1300
San Antonio, Texas 78295-1300

Basic Financial Statements

Housing Authority of the City of San Antonio

Statement of Net Position
June 30, 2023

Assets and Deferred Outflows of Resources

Assets:	
Current assets:	
Unrestricted assets:	
Cash and cash equivalents:	
Unrestricted	$ 51,874,868
Tenant security deposits	285,242
Accounts receivable–HUD	7,308,381
Accounts receivable–miscellaneous	6,022,328
Accounts receivable–tenants	7,786,257
Allowance for doubtful accounts—tenants	(5,602,183)
Notes and mortgages receivable	5,500
Accrued interest receivable	143,638
Leases receivable	60,846
Assets held for sale	58,236
Prepaid expenses and other assets	8,207,889
Total unrestricted assets	76,151,002
Restricted assets:	
Cash and cash equivalents—modernization and development	22,108,772
Cash and cash equivalents—payment of current liabilities	1,962,364
Cash and cash equivalents—held by lender and trustee	10,290,619
Cash and cash equivalents—other	17,213,178
Total restricted assets	51,574,933
Total current assets	127,725,935
Noncurrent assets:	
Capital assets:	
Land	119,004,871
Buildings and improvements	617,539,266
Furniture and equipment—dwellings	2,750,997
Furniture and equipment—administration	7,600,643
Leasehold improvements	1,649,904
Construction in progress	76,612,344
	825,158,025
Less accumulated depreciation	(453,837,103)
Net capital assets	371,320,922
Other noncurrent assets:	
Notes and mortgages receivable	51,341,167
Accrued interest receivable	9,595,933
Leases receivable	2,731,435
Subscription assets, net of accumulated amortization	424,224
Other assets and developer fees receivable	15,478,919
Allowance for doubtful accounts—developer fees	(754,130)
Noncurrent receivable—insurance holdback	134,583
Interest rate swap assets	563,802
Equity in partnership investments	7,062,408
Total noncurrent assets	86,578,341
Total assets	585,625,198
Deferred outflows of resources:	
Deferred charges on refunding	183,001
Deferred swap outflows	121,765
Total deferred outflows of resources	304,766

Housing Authority of the City of San Antonio

Statement of Net Position
June 30, 2023

Liabilities, Deferred Inflows of Resources, and Net Position

Liabilities:	
Current liabilities:	
Unrestricted current liabilities:	
Accounts payable	$ 9,207,629
Construction payable	1,320,017
Accrued wages and payroll taxes	1,103,436
Accrued compensated absences	136,481
Accrued contingencies	833,987
Accounts payable—HUD PHA projects	295,485
Tenant security deposits	1,982,685
Unearned revenue—tenants	684,903
Unearned revenue—other	3,311,033
Current portion of long-term debt	4,863,110
Subscription liability	115,774
Other current liabilities	2,347,942
Accrued interest payable	62,724
Accrued liabilities	182,465
Total unrestricted current liabilities	26,447,671
Current liabilities payable from restricted assets:	
Long-term debt—current portion	7,817,603
Accrued interest payable	98,299
Family Self-Sufficiency (FSS) escrow	381,982
Total current liabilities payable from restricted assets	8,297,884
Total current liabilities	34,745,555
Noncurrent liabilities:	
Long-term debt	124,176,495
FSS escrow payable	1,593,690
Accrued compensated absences	2,142,092
Interest rate swap liabilities	121,765
Total noncurrent liabilities	128,034,042
Total liabilities	162,779,597
Deferred inflows of resources:	
Leased assets	60,222,069
Deferred swap inflows	563,802
Total deferred inflows of resources	60,785,871
Net position:	
Net investment in capital assets	232,672,000
Restricted net position	45,824,008
Unrestricted net position	83,868,488
Total net position	$ 362,364,496

See notes to financial statements.

(This page intentionally left blank.)

Housing Authority of the City of San Antonio

Statement of Revenues, Expenses and Changes in Net Position
Year Ended June 30, 2023

Operating revenues:	
Net tenant rental revenue	$ 37,083,741
Tenant revenue—other	1,370,459
HUD operating subsidy and grant revenue	180,809,551
Other government grants	1,049,120
Other revenue	24,823,667
Total operating revenues	245,136,538
Operating expenses:	
Administrative	40,770,012
Tenant services	4,327,773
Utilities	9,657,461
Ordinary maintenance and operations	43,827,411
Protective services	2,649,505
Insurance	4,580,288
Bad debts (recovery)	(546,490)
Other	2,782,778
Housing assistance payments	93,592,130
Depreciation	14,534,494
Total operating expenses	216,175,362
Operating income	28,961,176
Nonoperating revenues (expenses):	
Investment income—unrestricted	2,159,846
Investment income—restricted	747,870
Interest income—leases	121,605
Mortgage interest income	1,155,344
Recovery of Section 8 funds	25
Interest expense	(5,494,879)
Amortization expense	(322,532)
Loss on disposition/retirement of capital assets	(167,602)
Purchase of limited partnership interests	(883,819)
Other acquisition costs	(700,824)
Donation—land	5,196,753
Insurance recoveries, net	1,553,696
Refinancing and closing costs	(998,969)
Trustee and swap advisor fees	(14,210)
Total nonoperating revenues (expenses)	2,352,304
Increase in net position before capital contributions	31,313,480
Capital contributions	8,339,837
Equity transfers	(1,165,243)
Change in net position	38,488,074
Net position at beginning of year	323,546,785
Change in reporting entity	329,637
Net position at end of year	$ 362,364,496

See notes to financial statements.

Housing Authority of the City of San Antonio

Statement of Cash Flows
Year Ended June 30, 2023

Cash flows from operating activities:	
Dwelling rent receipts	$ 37,616,151
Operating subsidy and grant receipts	179,951,472
Other income receipts	4,601,710
Cash received from developers	879,253
Total receipts	223,048,586
Payments to suppliers for goods and services	(62,787,087)
Payments to employees	(41,183,783)
Housing assistance payments	(93,592,130)
Total disbursements	(197,563,000)
Net cash provided by operating activities	25,485,586
Cash flows from noncapital financing activities:	
Recovery of Section 8 funds	25
Net cash provided by noncapital financing activities	25
Cash flows from capital and related financing activities:	
Acquisition and construction of capital assets	(33,053,503)
Refinancing and closing costs	(998,969)
Trustee and swap advisor fees	(14,210)
Proceeds from insurance on capital assets	3,576,116
Proceeds from capital grants	8,339,837
Proceeds from collection of leases receivable	92,970
Subscription payments	(641,999)
Receipt of prepaid ground leases	10,228,540
Proceeds from long-term borrowings	44,915,296
Principal payments on mortgage and notes payable	(43,795,794)
Interest paid on long-term debt and line of credit	(5,494,587)
Homeownership and FSS escrow	262,295
Equity transfers	(1,165,243)
Proceeds from sale of capital assets	1,702,645
Net cash used in capital and related financing activities	(16,046,606)
Cash flows from investing activities:	
Collections on notes receivable	773,085
Issuance of notes receivable	(3,732,292)
Investment income received	2,907,996
Purchase of limited partnership interests	(883,819)
Proceeds from acquisition of limited partnership interests	1,038,675
Interest on notes and mortgages receivable	6,856
Net distributions from joint ventures	17,528
Other investing activities	(700,824)
Net cash used in investing activities	(572,795)
Net increase in cash and cash equivalents	8,866,210
Cash and cash equivalents at beginning of year	94,868,833
Cash and cash equivalents at end of year	$ 103,735,043
Supplementary schedule of non-cash investing, capital and financing transactions:	
Net change in payable for the acquisition of capital assets	$ (1,648,906)
Unpaid interest capitalized into long-term debt	$ 4,625
Capital assets acquired in exchange for assumption of debt	$ 10,860,312
Assumed debt in exchange for acquisition of capital assets	$ 11,566,992

(Continued)

Housing Authority of the City of San Antonio

Statement of Cash Flows
Year Ended June 30, 2023

Reconciliation to statement of net position:	
Unrestricted cash and cash equivalents	$ 51,874,868
Tenant security deposits	285,242
Restricted cash and cash equivalents—modernization and development	22,108,772
Restricted cash and cash equivalents—payment of current liabilities	1,962,364
Restricted cash and cash equivalents—held by lender and trustee	10,290,619
Restricted cash and cash equivalents—other	17,213,178
	$ 103,735,043
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 28,961,176
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	14,534,494
Lease revenue/amortization of deferred inflows of resources—leased assets	(1,796,945)
Bad debt recovery	(342,180)
Net changes in assets and liabilities:	
Tenants receivable, net	(239,597)
HUD receivable	(4,197,929)
Miscellaneous receivables	(2,994,858)
Other assets and developer fees receivable	(14,387,584)
Allowance for doubtful accounts—other	(205,571)
Prepaid expenses and other assets	(554,964)
Accounts payable	3,498,145
Accrued wages and payroll taxes	(801,183)
Accrued compensated absences	177,652
Accrued contingencies	267,933
Tenant security deposits	48,998
Unearned revenue—tenants	(634,741)
Unearned revenue—other	2,290,731
Other current liabilities	1,813,227
Accrued liabilities	48,782
Net cash provided by operating activities	$ 25,485,586

See notes to financial statements.

Housing Authority of the City of San Antonio

Statement of Plan Net Position—Fiduciary Fund
December 31, 2022

Assets:	
Cash and cash equivalents	$ 735,966
Investments:	
Mutual funds—equity	32,331,484
Mutual funds—fixed income	14,793,657
Total investments	47,125,141
Receivables:	
Employee contributions	54,001
Employer contributions	117,080
Total receivables	171,081
Total assets	48,032,188
Liabilities:	
Accrued investment manager expenses	62,007
Total liabilities	62,007
Net position restricted for pension	$ 47,970,181

See notes to financial statements.

Housing Authority of the City of San Antonio

Statement of Changes in Plan Net Position—Fiduciary Fund
Year Ended December 31, 2022

Additions:	
Contributions:	
Employee	$ 1,279,183
Employer	2,510,970
Total contributions	3,790,153
Investment income (expenses):	
Interest and dividends	42,806
Net depreciation in fair value of investments	(9,912,614)
Less investment expense	(82,803)
Net investment loss	(9,952,611)
Total additions	(6,162,458)
Deductions:	
Benefits paid to participants	(5,360,329)
Administrative expenses	(133,596)
Total deductions	(5,493,925)
Net decrease in fiduciary net position	(11,656,383)
Net position restricted for pension at beginning of year	59,626,564
Net position restricted for pension at end of year	$ 47,970,181

See notes to financial statements.

(This page intentionally left blank.)

Note 1. Summary of Significant Accounting Policies

The financial statements of the Housing Authority of the City of San Antonio (Authority) have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) for government entities. The Governmental Accounting Standards Board (GASB) is the governing body for establishing governmental accounting and financial reporting standards. The more significant of the Authority's accounting policies are described below.

A. Reporting Entity

The Authority was created by the City of San Antonio in 1937, under the provisions of the United States Housing Act of 1937, as a public benefit corporation. The Board of Commissioners (the Board), a seven-member group appointed by the Mayor, has governance responsibility over all activities related to the Authority. These financial statements present the Authority and its component units: entities for which the Authority is considered to be financially accountable and which serve as the Authority's instruments to enhance its purpose to build and maintain affordable housing for low- and moderate-income families.

Blended component units, although legally separate entities are, in substance, part of the Authority's operations. Thus, blended component units are appropriately presented as funds of the primary government. Each blended component unit has a June 30 year-end. The governing boards of the following component units are the same as the primary government's governing board. Additionally, management of the primary government has operational responsibility for the component units; therefore, making them blended component units.

Because members of the Board have the authority to make decisions, appoint administrators and managers, and significantly influence operations and have primary accountability for fiscal matters, the Authority is not included in any other governmental "reporting entity" as defined by GASB Codification Section 2100, *Defining the Financial Reporting Entity*.

Blended Component Units—Enterprise Funds
The following component units are combined with the Authority's activities.

San Antonio Housing Facility Corporation (SAHFAC)
SAHFAC is organized under section 501(c)(3) of the IRC. SAHFAC owns 14 multi-family rental developments with 1,466 units. SAHFAC serves as the general partner for Homestead Redevelopment Partnership, Ltd. (Homestead) and is the sole member of various limited liability companies that are general partners of tax credit limited partnerships. Additionally, SAHFAC leases the Central Office Building to the Authority with a lease term of 40 years, expiring in 2035.

San Antonio Housing Development Corporation (SAHDC)
SAHDC, organized in 1977 under section 501(c)(3) of the Internal Revenue Code (IRC), owns four multi-family rental developments with 506 apartments and manages one senior citizen development that is a component unit of the Authority. SAHDC also serves as the developer and general partner of three limited partnerships created with private investors to expand housing opportunities for low-income families and senior citizens. SAHDC serves as the general partner for Vera Cruz Redevelopment Partnership, Ltd. (Vera Cruz).

Note 1. Summary of Significant Accounting Policies (Continued)

San Antonio Housing Finance Corporation (SAHFC)
SAHFC was created under the Texas Housing Finance Corporations Act as a vehicle through which tax-exempt housing revenue bonds are issued to finance the construction, acquisition and renovation for occupancy by low- and moderate-income families. The users of the bond proceeds are liable for repayment of the bonds. SAHFC retains no liability relating to the bond issues.

SP II Limited Partnership (SP II)
SP II (a Texas limited partnership) is an investment of SAHDC (as general partner). SP II was formed in October 2001 to acquire, construct, develop, and operate a 120-unit apartment project known as Legacy at Science Park in San Antonio, Texas. In December 2019, SAHFAC acquired a 99.99% interest in the partnership. The partnership is now a wholly owned entity of an Authority affiliate.

O'Connor Road Limited Partnership (O'Connor)
O'Connor (a Texas limited partnership) is an investment of SAHDC (as general partner). O'Connor was formed in October 2001 to acquire, construct, develop, and operate a 150-unit apartment project known as Legacy at O'Connor Road in San Antonio, Texas. In December 2019, SAHFAC acquired a 99.99% interest in the partnership. The partnership is now a wholly owned entity of an Authority affiliate.

Refugio Street Limited Partnership (Refugio)
Refugio (a Texas limited partnership) in an investment of RSPFC (as general partner). Refugio was formed in November 2002 to acquire, construct, develop, and operate a 210-unit apartment project known as Refugio Place Apartment Homes in San Antonio, Texas. In December 2019, SAHFAC acquired a 99.99% interest in the partnership. The partnership is now a wholly owned entity of an Authority affiliate.

San Antonio Homeownership Opportunities Corporation
In July 1994, the Authority created San Antonio Homeownership Opportunities Corporation under section 501(c)(3) of the IRC to redevelop single-family properties to provide opportunities for lower income families to buy their first home through lease-purchase and other programs.

Las Varas PFC (LVPFC)
Las Varas PFC, created in September 2005, is a Texas nonprofit public corporation and public instrumentality under section 103 of the IRC and was organized to act on behalf of the Authority, as provided by the Texas PFC Act. It serves as the sole member of various limited liability companies that are general partners of tax credit limited partnerships.

Springhill/Courtland Heights (Springhill/Courtland Heights) Public Facility Corporation (PFC)
Springhill/Courtland Heights PFC, created in 1998, is a Texas nonprofit public corporation and public instrumentality under section 103 of the IRC. It was organized to act on behalf of the Authority, as provided by the Texas PFC Act, as amended, for financing the acquisition, rehabilitation, renovation, repair, equipping and furnishing of three multi-family apartment complexes with 505 units. Springhill/Courtland Heights PFC receives rental subsidies pursuant to a Housing Assistance Payment (HAP) contract with HUD for persons of low-to-moderate income.

Woodhill PFC
Woodhill PFC, created in 1999, is a Texas nonprofit public corporation and public instrumentality under section 103 of the IRC. It was organized to act on behalf of the Authority, as provided by the Texas PFC Act, as amended, for financing the acquisition, rehabilitation, renovation, repair, equipping and furnishing of one multi-family apartment complex with 532 units.

Note 1. Summary of Significant Accounting Policies (Continued)

Refugio Street PFC (RSPFC)
Refugio Street PFC, created in December 2001, is a Texas nonprofit public corporation and public instrumentality under section 103 of the IRC and organized to act on behalf of the Authority, as provided by the Texas PFC Act, as amended. Refugio Street PFC serves as general partner for Refugio Street Limited Partnership. The partnership was formed for the purpose of financing the acquisition and development of one multi-family apartment complex with 210 units.

Sendero I PFC
Sendero I PFC, created in 2002, is a Texas nonprofit public corporation and public instrumentality under section 103 of the IRC. It was organized to act on behalf of the Authority, as provided by the Texas PFC Act, as amended, for the purpose of financing the acquisition and development of a 192-unit affordable housing project. Affordable rents shall not exceed certain thresholds based on percentages of area median income.

Vera Cruz Redevelopment Partnership, Ltd. (Vera Cruz)
Vera Cruz (a Texas limited partnership) is an investment of SAHDC (as general partner). Vera Cruz was formed on October 31, 1991, to acquire, own, develop, improve and lease the 29-unit Villa de San Alfonso Senior Citizens Apartments to low-income tenants and is operated in a manner to qualify for federal low-income housing tax credits. In October 2009, SAHFAC acquired a 99% interest in the partnership. The partnership is now a wholly owned entity of an Authority affiliate.

Homestead Redevelopment Partnership, Ltd. (Homestead)
Homestead (a Texas limited partnership) is an investment of SAHFAC (as general partner). Homestead was formed on October 31, 1991, to acquire, own, develop, improve and lease the 158-unit Homestead Apartments to low-income tenants and is operated in a manner to qualify for federal low-income housing tax credits. In September 2009, SAHDC acquired a 75% interest in the partnership. SAHDC acquired an additional 24% interest in June 2011. The partnership is now a wholly owned entity of an Authority affiliate.

Converse Ranch, LLC
Converse Ranch, LLC was organized as a Texas limited liability company on April 5, 2007, to acquire the 124-unit apartment complex known as Converse Ranch Apartments. Currently, the Authority serves as the sole owner of Converse Ranch, LLC.

Converse Ranch II, LLC
Converse Ranch II, LLC was organized as a Texas limited liability company on May 27, 2009, to acquire the 104-unit apartment complex known as Converse Ranch Apartments (Phase II). Currently, SAHFAC serves as the sole owner of Converse Ranch II, LLC.

Sunshine Plaza Apartments, Inc.
Sunshine Plaza Apartments, Inc. was formed in 1988 under section 501(c)(3) of the IRC to serve as owner of the Sunshine Plaza Apartments, a 100-unit senior citizens housing development, built under HUD Section 8—New Construction Program.

Pecan Hill Apartments, Inc.
Pecan Hill Apartments, Inc. was formed in 1988 under section 501(c)(3) of the IRC to serve as owner of the Pecan Hill Apartments, a 100-unit senior citizens housing development, built under HUD Section 8—New Construction Program.

Note 1. Summary of Significant Accounting Policies (Continued)

Education Investment Foundation, Inc.
Education Investment Foundation, Inc., created in 1991 pursuant to section 501(c)(3) of the IRC, supports the residents of public housing and Section 8-assisted units through educational scholarships, recreational activities and family self-sufficiency (FSS) training programs.

Presented on the following pages are condensed financial statements for the blended component units. Included are condensed statements of net position; condensed statements of revenues, expenses and changes in net position and condensed statements of cash flows.

Condensed Statements of Net Position (Deficit)
June 30, 2023

	San Antonio Housing Facility Corporation	San Antonio Housing Development Corporation	San Antonio Housing Finance Corporation	SP II Limited Partnership	O'Connor Road Limited Partnership	Refugio Street Limited Partnership
Assets:						
Current assets	$14,696,226	$ 6,509,421	$ 455,333	$ 220,448	$ 225,538	$ 1,591,517
Restricted current assets	12,729,630	2,146,087	-	842,081	1,008,904	1,752,423
Net capital assets	146,437,759	39,033,334	154,983	3,236,970	4,245,349	8,664,682
Other assets	56,088,946	2,643,836	-	-	-	-
Total assets	229,952,561	50,332,678	610,316	4,299,499	5,479,791	12,008,622
Deferred outflows of resources:						
Deferred charges on refunding	-	-	-	-	-	-
Deferred swap outflow	-	121,765	-	-	-	-
Total deferred outflows of resources	-	121,765	-	-	-	-
Liabilities:						
Unrestricted current liabilities	5,947,326	9,190,475	632	123,259	296,726	472,128
Liabilities payable from restricted assets	192,128	186,741	-	-	-	-
Long-term debt	76,149,405	40,334,203	-	4,522,848	5,636,123	13,881,088
Other long-term liabilities	-	-	-	-	-	-
Total liabilities	82,288,859	49,711,419	632	4,646,107	5,932,849	14,353,216
Deferred inflows of resources:						
Leased assets	59,916,381	-	-	-	-	-
Deferred swap inflow	344,930	121,765	-	-	-	-
Total deferred inflows of resources	60,261,311	121,765	-	-	-	-
Net position (deficit):						
Net investment (deficit) in capital assets	72,752,353	144,551	154,983	(1,351,870)	(1,473,010)	(5,515,659)
Restricted	9,103,040	2,146,087	-	842,081	1,008,904	1,418,642
Unrestricted (deficit)	5,546,998	(1,669,379)	454,701	163,181	11,048	1,752,423
Total net position (deficit)	$87,402,391	$ 621,259	$ 609,684	$ (346,608)	$ (453,058)	$ (2,344,594)

Housing Authority of the City of San Antonio

Notes to Financial Statements
Year Ended June 30, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

Condensed Statements of Net Position (Deficit)
June 30, 2023

	San Antonio Homeownership Opportunities Corporation	Las Varas PFC	Springhill/ Courtland Heights PFC	Woodhill PFC	Refugio Street PFC	Sendero I PFC
Assets:						
Current assets	$ 42,924	$16,523,235	$ 2,281,359	$ 3,529,681	$ 295,810	$ 2,530,470
Restricted current assets	70,759	-	1,278,528	-	8,170,568	204,417
Net capital assets	-	17,255,301	6,552,721	12,918,934	-	6,008,351
Other assets	100,019	626,043	218,872	27,421	2,786,180	-
Total assets	213,702	34,404,579	10,331,480	16,476,036	11,252,558	8,743,238
Deferred outflows of resources:						
Deferred charges on refunding	-	-	-	-	-	36,949
Deferred swap outflow	-	-	-	-	-	-
Total deferred outflows of resources	-	-	-	-	-	36,949
Liabilities:						
Unrestricted current liabilities	13,689	286,085	1,309,528	701,853	-	259,079
Liabilities payable from restricted assets	-	-	-	-	-	7,465,420
Long-term debt	-	1,466,667	4,668,689	-	-	-
Other long-term liabilities	-	-	-	-	-	-
Total liabilities	13,689	1,752,752	5,978,217	701,853	-	7,724,499
Deferred inflows of resources:						
Leased assets	-	-	-	-	-	-
Deferred swap inflow	-	-	218,872	-	-	-
Total deferred inflows of resources	-	-	218,872	-	-	-
Net position (deficit):						
Net investment (deficit) in capital assets	-	17,255,301	1,688,313	12,918,934	-	(1,393,435)
Restricted	-	-	1,278,528	-	8,170,568	177,731
Unrestricted (deficit)	200,013	15,396,526	1,167,550	2,855,249	3,081,990	2,271,392
Total net position (deficit)	$ 200,013	$32,651,827	$ 4,134,391	$15,774,183	$11,252,558	$ 1,055,688

Housing Authority of the City of San Antonio

Notes to Financial Statements
Year Ended June 30, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

Condensed Statements of Net Position (Deficit)
June 30, 2023

	Vera Cruz Redevelopment Partnership, Ltd.	Homestead Redevelopment Partnership, Ltd.	Converse Ranch, LLC	Converse Ranch II, LLC	Sunshine Plaza Apartments, Inc.	Pecan Hill Apartments, Inc.	Education Investment Foundation, Inc.
Assets:							
Current assets	$ 40,122	$ 118,002	$ 736,940	$ 90,979	$ 2,193,208	$ 1,179,689	$ -
Restricted current assets	-	-	587,788	289,635	30,962	-	3,782
Net capital assets	538,046	185,255	5,635,390	5,281,335	3,215,367	1,804,615	-
Other assets	2,010	10,096	-	4,736	6,380	5,691	-
Total assets	580,178	313,353	6,960,118	5,666,685	5,445,917	2,989,995	3,782
Deferred outflows of resources:							
Deferred charges on refunding	-	-	146,052	-	-	-	-
Deferred swap outflow	-	-	-	137,360	-	-	-
Total deferred outflows of resources	-	-	146,052	137,360	-	-	-
Liabilities:							
Unrestricted current liabilities	1,031,419	2,463,120	262,601	636,775	213,423	95,010	4,833
Liabilities payable from restricted assets	-	-	-	192,128	2,339,260	-	-
Long-term debt	-	1,981,400	6,173,081	4,018,241	-	-	-
Other long-term liabilities	-	-	-	-	-	-	-
Total liabilities	1,031,419	4,444,520	6,435,682	4,847,144	2,552,683	95,010	4,833
Deferred inflows of resources:							
Leased assets	-	-	-	-	-	-	-
Deferred swap inflow	-	-	-	137,360	-	-	-
Total deferred inflows of resources	-	-	-	137,360	-	-	-
Net position (deficit):							
Net investment (deficit) in capital assets	(455,379)	185,255	(523,950)	1,070,966	799,050	1,804,615	-
Restricted	-	-	587,788	281,109	30,962	-	3,782
Unrestricted (deficit)	4,138	(4,316,422)	606,650	(532,534)	2,063,222	1,090,370	(4,833)
Total net position (deficit)	$ (451,241)	$ (4,131,167)	$ 670,488	$ 819,541	$ 2,893,234	$ 2,894,985	$ (1,051)

Housing Authority of the City of San Antonio

Notes to Financial Statements
Year Ended June 30, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

Condensed Statements of Revenues, Expenses and Changes in Net Position (Deficit)
Year Ended June 30, 2023

	San Antonio Housing Facility Corporation	San Antonio Housing Development Corporation	San Antonio Housing Finance Corporation	SP II Limited Partnership	O'Connor Road Limited Partnership	Refugio Street Limited Partnership
Operating revenues (expenses):						
Net tenant rental revenue	$ 11,362,496	$ 7,122,080	$ -	$ 918,804	$ 1,143,588	$ 1,687,801
Tenant revenue—other	443,902	270,879	-	534	5,796	25,399
HUD operating grants and housing assistance payments	-	-	-	-	-	-
Other government grants	1,169,908	241,223	-	-	-	-
Other revenue	19,995,966	21,501	75,000	460	3,480	308,499
Operating expenses	(15,235,887)	(11,534,492)	(17,212)	(678,210)	(850,250)	(1,427,948)
Depreciation expense	(1,708,151)	(1,647,544)	-	(131,779)	(162,261)	(308,806)
Total operating revenues (expenses)	16,028,234	(5,526,353)	57,788	109,809	140,353	284,945
Nonoperating revenues (expenses):						
Investment income	467,719	140,677	9,970	5,719	2,743	63,097
Interest income–leases	70,925	-	-	-		-
Mortgage interest income	549,766	54,406	-	-	-	-
Interest expense	(2,669,791)	(2,245,553)	-	(131,950)	(164,702)	(403,985)
Financing and trustee fees	(742,876)	(334,646)	-	(3,713)	(4,444)	(125,863)
Other	5,226,581	(1,584,643)	-	-	-	-
Total nonoperating revenues (expenses)	2,902,324	(3,969,759)	9,970	(129,944)	(166,403)	(466,751)
Transfers in (out)	12,813,216	6,667,363	(81,807)	-	-	-
Change in net position	31,743,774	(2,828,749)	(14,049)	(20,135)	(26,050)	(181,806)
Net position (deficit) at beginning of year	55,658,617	3,120,371	623,733	(326,473)	(427,008)	(2,162,788)
Change in reporting entity	-	329,637	-	-	-	
Net position (deficit) at end of year	$ 87,402,391	$ 621,259	$ 609,684	$ (346,608)	$ (453,058)	$ (2,344,594)

Housing Authority of the City of San Antonio

Notes to Financial Statements
Year Ended June 30, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

Condensed Statements of Revenues, Expenses and Changes in Net Position (Deficit)
Year Ended June 30, 2023

	San Antonio Homeownership Opportunities Corporation	Las Varas PFC	Springhill/ Courtland Heights PFC	Woodhill PFC	Refugio Street PFC	Sendero I PFC
Operating revenues (expenses):						
Net tenant rental revenue	$ -	$ -	$ 2,019,444	$ 3,670,554	$ -	$ 2,069,427
Tenant revenue—other	-	-	34,159	232,065	-	166,312
HUD operating grants and housing assistance payments	-	-	1,624,123	-	-	-
Other government grants	-	-	-	-	-	-
Other revenue	70,959	5,698,620	5,066	68,486	-	26,149
Operating expenses	(101,985)	(240,657)	(3,740,120)	(4,119,684)	-	(1,626,729)
Depreciation expense	-	-	(383,207)	(994,322)	-	(291,687)
Total operating revenues (expenses)	(31,026)	5,457,963	(440,535)	(1,142,901)	-	343,472
Nonoperating revenues (expenses):						
Investment income	2,419	534,751	96,266	106,313	251,310	76,049
Interest income–leases	-	-	-	-	-	-
Mortgage interest income	6,394	-	-	-	177,268	-
Interest expense	-	-	(194,400)	(37,399)	-	(405,206)
Financing and trustee fees	-	-	-	(14,132)	-	(5,500)
Other	(320)	-	333,524	-	-	-
Total nonoperating revenues (expenses)	8,493	534,751	235,390	54,782	428,578	(334,657)
Transfers in (out)	(12,509)	(2,692,175)	-	5,633,568	-	-
Change in net position	(35,042)	3,300,539	(205,145)	4,545,449	428,578	8,815
Net position (deficit) at beginning of year	235,055	29,351,288	4,339,536	11,228,734	10,823,980	1,046,873
Change in reporting entity	-	-	-	-	-	-
Net position (deficit) at end of year	$ 200,013	$ 32,651,827	$ 4,134,391	$ 15,774,183	$ 11,252,558	$ 1,055,688

Note 1. Summary of Significant Accounting Policies (Continued)

Condensed Statements of Revenues, Expenses and Changes in Net Position (Deficit)
Year Ended June 30, 2023

	Vera Cruz Redevelopment Partnership, Ltd.	Homestead Redevelopment Partnership, Ltd.	Converse Ranch, LLC	Converse Ranch II, LLC	Sunshine Plaza Apartments, Inc.	Pecan Hill Apartments, Inc.	Education Investment Foundation, Inc.
Operating revenues (expenses):							
Net tenant rental revenue	$ 181,720	$ 994,902	$ 921,359	$ 885,199	$ 316,740	$ 326,437	$ -
Tenant revenue—other	2,547	166,879	18,462	20,257	1,407	60,637	-
HUD operating grants and housing assistance payments	-	-	-	-	682,463	709,730	-
Other government grants	-	-	-	44,165	-	-	-
Other revenue	360	1,869	98,996	2,320	-	(19,995)	292
Operating expenses	(272,812)	(1,361,848)	(929,459)	(890,882)	(558,818)	(748,121)	(4,441)
Depreciation expense	(45,675)	(118,097)	(226,230)	(204,140)	(137,553)	(142,580)	-
Total operating revenues (expenses)	(133,860)	(316,295)	(116,872)	(143,081)	304,239	186,108	(4,149)
Nonoperating revenues (expenses):							
Investment income	2,129	3,350	24,355	9,209	66,814	29,897	428
Interest income–leases	-	-	-	-	-	-	-
Mortgage interest income	-	-	-	-	-	-	-
Interest expense	(9,909)	(262,441)	(189,988)	(105,886)	(71,605)	(90)	-
Financing and trustee fees	(517)	(3,637)	-	(990)	(2,104)	(2,289)	-
Other	-	-	-	-	-	-	-
Total nonoperating revenues (expenses)	(8,297)	(262,728)	(165,633)	(97,667)	(6,895)	27,518	428
Transfers in (out)	-	72,113	-	-	-	-	(6,241)
Change in net position	(142,157)	(506,910)	(282,505)	(240,748)	297,344	213,626	(9,962)
Net position (deficit) at beginning of year	(309,084)	(3,624,257)	952,993	1,060,289	2,595,890	2,681,359	8,911
Change in reporting entity	-	-	-	-	-	-	-
Net position (deficit) at end of year	$ (451,241)	$ (4,131,167)	$ 670,488	$ 819,541	$ 2,893,234	$ 2,894,985	$ (1,051)

Note 1. Summary of Significant Accounting Policies (Continued)

Fiduciary Component Units
Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust (the Plan)
The Plan, established in 1948, is a public retirement system authorized by section 810.001 of the Texas Government Code, and a governmental plan within the meaning of the Employee Retirement Income Security Act of 1974 (ERISA). The Plan was established as a defined contribution plan covering all regular full-time employees of the Authority who have completed one year (at least 1,000 hours) of service.

The Plan is included as a component unit since the primary government has fiduciary responsibility for the Plan and the Plan serves only the Authority's employees or retirees. The Plan's fiscal year-end is December 31, 2022.

Separately Issued Financial Statements
Separate financial statements have been issued for the following component units:

- Converse Ranch, LLC
- Springhill/Courtland Heights PFC
- Sendero I PFC
- San Antonio Housing Facility Corporation
- SP II Limited Partnership
- O'Connor Road Limited Partnership
- Refugio Street Limited Partnership
- Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust

The reports may be obtained at the Authority's administrative offices located at 818 South Flores Street, San Antonio, Texas 78204.

Limited Partnerships—Joint Ventures
Various limited partnership entities, as described below, are considered joint ventures of the component units. A joint venture is an organization that results from a contractual arrangement and that is owned, operated or governed by two or more participants as a separate and specific activity subject to joint control, in which the participants retain an ongoing financial interest or responsibility. A component unit of the Authority has contributed capital to the following partnerships:

San Juan Square, Ltd.
SAHFAC and NRP San Juan Square, LLC are co-developers of a 143-unit multi-family project at the San Juan Square Apartments.

Primrose SA IV Housing, LP
LVPFC and Cascade Affordable Housing, LLC are co-developers of a 248-unit senior community at the Sorrento Apartments.

Note 1. Summary of Significant Accounting Policies (Continued)

The Alhambra Apartments, Ltd.
SAHFAC and NRP Alhambra, LLC are co-developers of a 140-unit multi-family project at the Alhambra Senior Apartments.

Midcrowne Senior Pavilion, LP
SAHFAC and American Affordable Homes, LP are co-developers of a 196-unit senior apartment project at the Midcrowne Pavilion Apartments.

ARDC Sutton, Ltd.
SAHFAC and Franklin Development Properties, Ltd. are co-developers of a 208-unit multi-family project at the Park at Sutton Oaks.

Component units of the Authority serve as general partner for various other limited partnerships that are listed in the schedule to Note 5. For those partnerships, the general partner was not required to make a capital contribution at inception.

Authority Programs
In addition to the operation of the above component units, the Authority operated the following programs during the current year.

Public Housing
The Authority manages and maintains 6,070 public housing rental units for eligible low-income families, seniors and people with disabilities. The rental units are located in 38 developments for families, 37 developments for seniors and disabled persons and a number of scattered site single-family homes throughout the City of San Antonio.

Section 8—Housing Assistance Payment Programs
The Housing Assistance Payment Programs provide rent subsidies for approximately 13,000 families residing in privately owned rental properties.

Not-For-Profit Programs
Section 8—Project Based Management
Section 8 Project Based Management properties provide housing to low- and moderate-income elderly and nonelderly families. These properties include: Villa de Valencia Apartments, Reagan West Apartments, Sunshine Plaza Apartments, Pecan Hill Apartments and Cottage Creek Apartments.

Other Not-For-Profit Activities
Other not-for-profit activities include the activities of various programs and corporations. These include SAHFC; San Antonio Homeownership Opportunities Corporation; Sendero I PFC; Las Varas PFC; Education Investment Foundation, Inc.; Refugio Street PFC; Central Office Building; SAHDC; SAHFAC; Woodhill PFC; Converse Ranch, LLC and the Central Office Cost Center, which is the Authority's "management company arm."

Capital Improvement Programs
HUD-Funded Capital Fund and Capital Fund Financing Programs
HUD-Funded Capital Fund and Capital Fund Financing Programs provide funds for new construction and the rehabilitation of existing housing units.

Note 1. Summary of Significant Accounting Policies (Continued)

Energy Performance Contracting
Energy Performance Contracting is a capital improvement program for designing, installing and financing energy improvement projects where the savings achieved by the project are expected to reduce energy costs of the project over the term of the agreement.

Resident Engagement
Resident and Opportunity Supportive Services Program
The Resident and Opportunity Supportive Services Program addresses the needs of public housing residents by providing supportive services, resident empowerment activities and/or assisting residents in becoming economically self-sufficient. The primary focus of the program is on "welfare to work" and on independent living for the elderly and persons with disabilities.

Jobs Plus Grant
The Jobs Plus Grant is a welfare to work demonstration aimed at significantly increasing employment and income of public housing residents through intensive employment focused programs targeting every able-bodied, working-welfare recipient at a public housing development in selected cities. The initiative is also a response to new national policies, such as time-limited welfare and cuts in public housing subsidies, which endanger the ability of public housing residents to pay rent.

B. Basic Financial Statements—Fund Financial Statements

All activities of the Authority are reported as business-type activities (enterprise fund), with the exception of the Plan, which is reported as a fiduciary-type activity, since it accumulates resources for pension benefit payments to qualified Authority employees, and the resources reported in that fund are not available to support the Authority's programs. The effect of interprogram activity has been removed from the proprietary statements. Proprietary funds are used to account for operations that are (a) financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through fees and user charges or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement Focus and Basis of Accounting
The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue when all eligibility requirements imposed by the grantor have been met and qualifying expenditures have occurred. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as needed.

Capital grant funds used to acquire or construct capital assets are recognized as a receivable and a capital contribution (revenues) in the period when all applicability requirements have been met.

The Plan's financial statements are prepared using the accrual basis of accounting. Employer and Plan member contributions are recognized in the period that the contributions are due.

Note 1. Summary of Significant Accounting Policies (Continued)

Financial Statement Presentation
Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise funds are tenant rental revenue, HUD operating grants and Housing Assistance Payments, since they are used to subsidize rents at Authority-owned properties. Operating expenses for enterprise funds include the cost of the ordinary maintenance and operation expenses, utilities, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

On July 1, 2022, the Authority adopted GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* ("GASB 96"). GASB 96 establishes a Subscription-Based Information Technology arrangement ("SBITA") as a contract that conveys control of the right to use another party's (a SBITA vendor's) information technology ("IT") software, alone or in combination with tangible assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. The Authority has subscription agreements for various IT software licenses ranging from three to five years. The adoption of this standard resulted in a subscription asset, net of accumulated amortization, of $424,224, and a subscription liability of $115,774.

D. Deposits and Investments

Authority's Deposits and Investments
For purposes of the statement of cash flows, the Authority's cash and cash equivalents are considered to be cash on hand, demand deposits, money market funds and short-term investments with original maturities of three months or less from the date of acquisition.

Portions of the Authority's cash, cash equivalents and investments are restricted by "use" limitations externally imposed by creditors, funding source agreements or legislation. Restricted cash includes HUD Family Self-Sufficiency (FSS) escrow amounts for residents in the FSS program. Restricted cash and cash equivalents also include amounts set aside for debt service in accordance with debt covenants and funds that are only allowed to be expended for certain specified modernization and development activities.

Investments are accounted for at either amortized cost or at fair value, which is the price that would be received to sell the investment in an orderly transaction between market participants at the measurement date. Fair value of actively traded securities is determined by the reported market value of securities and mutual funds trading on national exchanges. Values of securities not actively traded are based on observable inputs of similar financial instruments or on the fair value of the underlying assets. Realized gains and losses are determined on the specific-identification method. Accrued income on investments is recorded as earned, since it is both measurable and available. Investment transactions are recorded on the settlement date.

Plan Investments
Investments in the Plan are administered by the Advisory Committee of the Plan and are held by the Frost Bank Trust Department (Trustee). Plan investments in marketable debt and equity securities are reported at fair value. Shares of registered investment companies (mutual funds) are reported at fair value based on the quoted market price of the fund, which represents the net position value of the shares held by the fund at year-end. The fair value of each fund is based on the fair value of each funds' underlying investments at the end of the reporting period. Plan interest is recorded on the accrual basis as earned, and dividends are accrued as of the ex-dividend date.

Note 1. Summary of Significant Accounting Policies (Continued)

Purchases and sales of investments in the Plan are recorded on a trade-date basis and, accordingly, the related receivable and payable for any unsettled trades are recorded. At December 31, 2022, there were no unsettled trades.

Net appreciation in fair value of the Plan's assets includes the related gains and losses on sales of investments and the unrealized gains and losses (representing the change in market value).

E. Interprogram Receivables and Payables

The Authority pays all bills and salaries for its programs and component units through its centralized check-writing system. As a result, interprogram receivables and payables arise from interprogram and intercompany transactions and are recorded in all affected corporations in the period in which transactions are executed in the normal course of operations. Interprogram receivables, payables and transfers between programs and component units have been eliminated in the basic financial statements.

F. Accounts Receivable

Tenant receivables, other receivables and the allowance for doubtful accounts are shown separately on the financial statements. The allowance for doubtful accounts is established as losses are estimated to have occurred though a provision for bad debts charged to earnings. Losses are charged against the allowance when management believes the uncollectibility is confirmed. Subsequent recoveries, if any, are credited to the allowance. The allowance for doubtful accounts is evaluated on a regular basis by management and is based on historical experience and specifically-identified questionable receivables. The evaluation is inherently subjective, as it requires estimates that are susceptible to significant revision as more information becomes available.

G. Notes and Mortgages Receivable

The majority of notes and mortgages receivable are due from tax credit partnerships in which the Authority serves as the general partner. The Authority evaluates the collectibility of the notes and mortgages receivable by reading the various tax credit partnerships' financial statements and determining projections for future cash flows. It has been the Authority's experience that once the tax credits expire, the limited partners will withdraw from the partnership and the Authority will become the sole owner. If a note payable remains outstanding at the time a partnership becomes wholly owned by the Authority, the amounts are still paid from the partnership to the Authority until they are fully paid. The Authority also has the ability to modify the terms of the notes once the Authority becomes the sole owner of the entire partnership. Thus, all amounts due under notes and mortgages receivable are considered collectible, and no allowance was recorded at June 30, 2023. A schedule of notes and mortgages receivable is provided in Note 3 to the financial statements.

H. Other Assets and Developer Fees Receivable

The Authority has several developer fees receivable from various tax credit partnerships. The developer fees generally include repayment terms based on excess cash flows from the developed property, which makes estimates of any potential allowance for uncollectible amounts difficult. The Authority evaluates the collectibility of these receivables on an annual basis using several methods, which include reading the developments' financial statements and projecting estimated cash flows to future periods, among others. As part of this process, the Authority compares the previous-year projections to the current-year

Note 1. Summary of Significant Accounting Policies (Continued)

collections in order to assure the allowance for uncollectible amounts is reasonable and reflects the latest cash flow trends. For additional information, see Note 5 to the financial statements.

I. Restricted Assets

Certain proceeds of the Authority's enterprise fund debts, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because the repayment funds are maintained in separate bank accounts and/or maintained by trustees, as established by indenture agreements. The use of these funds is limited by third parties. The restricted investments include restricted assets to be used for the replacement of property and for other project expenditures or are held in escrow for families who successfully fulfill the FSS program requirements.

J. Capital Assets

On January 28, 2019, the Authority amended its capitalization policy and adopted new thresholds to determine an asset's eligibility for capitalization and applied it prospectively. Based on the amendment, furniture, equipment and machinery that exceed $5,000 and buildings and improvements, which are purchased or constructed, that exceed $50,000, and have useful lives of more than one year are capitalized at cost or estimated cost if historical cost is not available. Donated capital assets are recorded at the acquisition value at the time of donation. The cost of site and building improvements that add value to the asset or materially extend the asset's life are capitalized. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not capitalized.

Depreciation on all exhaustible capital assets of the Authority is charged as an expense with accumulated depreciation being reported on the statement of net position. Depreciation is generally recorded on the straight-line basis over the estimated life of the assets. The estimated useful lives are as follows:

Buildings and leasehold improvements	10-40 years
Furniture, equipment and machinery	3-10 years

K. Compensated Absences

Paid Time Off (PTO)
The PTO policy is included in the Authority's Personnel Procedures Handbook. Under the current policy, PTO accrues for regular full-time employees upon employment, at a rate of 15 to 25 days annually, depending upon years of service, but cannot be used prior to six months of service. Employees must complete one year of service in order to be paid PTO upon termination. Effective December 20, 2014, the maximum PTO hours an employee can carry increased from 360 hours to 440 hours.

As of June 30, 2023, the current portion of accrued compensated absences was comprised of PTO totaling $136,481 and the long-term portion of accrued compensated absences was comprised of PTO totaling $2,142,092.

L. Capital Contributions

Capital contributions consist of funds received through various grants to assist in the acquisition or construction of capital assets. A major portion of these contributions comes from the Public Housing Capital Fund Program.

Note 1. Summary of Significant Accounting Policies (Continued)

M. Net Position

Net position is classified into three components:

- **Net investment in capital assets**—This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

- **Restricted net position**—This component of net position consists of external constraints placed on net position used by creditors (such as through debt covenants), grantors, contributors or laws or regulations of other governments, or constraints imposed by law through constitutional provisions or enabling legislation.

- **Unrestricted net position**—This component of net position consists of net position that does not meet the definition of “net investment in capital assets” or “restricted net position.” These funds are available to use for any lawful and prudent purpose of the Authority.

N. Use of Estimates

The preparation of financial statements in accordance with U.S. GAAP requires management to make estimates and assumptions. This will affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

O. Restricted and Unrestricted Resources

Under the terms of grant agreements, the Authority funds certain programs by a combination of specific cost-reimbursement grants and general revenues. Therefore, when program expenses are incurred, there are both restricted and unrestricted resources available to finance the program. It is the Authority’s policy to first apply cost-reimbursement grant resources to such programs and then operating revenues.

P. Equity in Partnership Investments

Investments by certain component units in limited partnerships are accounted for as equity investments. The component units of the Authority recognize their share of the operating results of the limited partnerships based on their ownership share of the limited partnerships and the partnership agreements. Under this method, the investment is initially recorded at cost and then increased or decreased by the proportionate share of the partnerships’ net earnings or losses. The Authority is not obligated to fund capital deficits; therefore, any total capital deficits related to the Authority are only recognized to the extent of the Authority’s contributed capital. A schedule of equity in partnership investments is provided in Note 7.

Note 1. Summary of Significant Accounting Policies (Continued)

Q. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Authority has two items that qualify for reporting in this category, which are deferred charges on refunding and deferred swap outflows. A deferred charge on refunding results from the difference in the carrying value of refunded debt and the re-acquisition price. Each deferred charge is amortized as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. The deferred swap outflows are described in a subsequent paragraph.

In addition to liabilities, the statement of net position will report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then. The Authority has two items that qualify for reporting in this category, which are leased assets and deferred swap inflows. The leased assets are composed of various ground and rooftop leases described in Note 4 and prepaid ground leases described in Note 9.

The deferred swap outflows and inflows mentioned previously are recognized in accordance with GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*. The Authority recognizes the fair value of the swap agreements as either an asset or liability on its statement of net position with the offsetting gain or loss as either a deferred inflow or outflow of resources, if deemed an effective hedge. The Authority has applied the synthetic instrument method to determine its swap agreements constitute effective cash flow hedges.

As of June 30, 2023, the Authority's deferred outflows/inflows of resources were comprised of the following:

Deferred charges on refunding:		
Sendero I PFC	$	36,949
Converse Ranch I, LLC		146,052
Total deferred charges on refunding		183,001
Deferred swap outflows:		
The Ravello Apartments		121,765
Total deferred swap outflows		121,765
Total deferred outflows of resources	$	304,766
Leased assets	$	60,222,069
Deferred swap inflows:		
Converse Ranch II, LLC		137,360
San Antonio Housing Facility Corporation (Burning Tree and Encanta Villa)		207,570
Springhill/Courtland Heights PFC		218,872
Total deferred swap inflows		563,802
Total deferred inflows of resources	$	60,785,871

R. Unearned Revenue

Current unearned revenue consists of prepaid tenant rent of $684,903, HUD Housing Choice Vouchers grant revenue of $673,289, deferred development fee revenue of $85,914, deferred operating subsidy and other public housing revenue of $2,526,608, and other deferred revenue of $25,222.

Note 1. Summary of Significant Accounting Policies (Continued)

S. Leases Receivable

Leases receivable are measured at the present value of the lease payments expected to be received during the lease term. Management concluded the discount rates implicit in the lease contracts could not be readily determined. Therefore, management elected to utilize the Authority's incremental borrowing rate at the commencement date of each lease in order to determine the present value of each lease receivable.

T. Regulated Leases

The Authority is a lessor of residential dwelling units under regulated leases as defined by GASB 87 and as such recognizes rental revenue in accordance with the terms of the lease contract. The leases which are twelve months in length are regulated by HUD as to rent, unit size, household composition, and tenant income. For the year ended June 30, 2023, rental revenue earned under the aforementioned leases totaled $37,083,741.

Note 2. Cash, Cash Equivalents, and Investments

A. Cash, Cash Equivalents, and Investments

Cash, cash equivalents, and investments as of June 30, 2023, are classified in the accompanying financial statements as follows:

Unrestricted:	
Cash and cash equivalents	$ 51,874,868
Tenant security deposits	285,242
Restricted:	
Cash and cash equivalents—modernization and development	22,108,772
Cash and cash equivalents—payment of current liabilities	1,962,364
Cash and cash equivalents—held by lender, trustee, and escrow agent	10,290,619
Cash and cash equivalents—other	17,213,178
Total cash, cash equivalents, and investments	$ 103,735,043

Cash, cash equivalents, and investments as of June 30, 2023, consist of the following:

Petty cash	$ 1,050
Deposits with financial institutions	93,339,240
Funds held by lender, trustee, and escrow agent	10,394,753
Total cash, cash equivalents, and investments	$ 103,735,043

Investments Authorized by the Authority

Investment types that are authorized by the Authority include direct obligations of the federal government backed by the full faith and credit of the United States, including United States Treasury bills, notes and bonds; obligations of federal government agencies; securities of government-sponsored agencies; various types of deposits, demand and sweep accounts and certificates of deposit (CDs); municipal depository funds; certain types of repurchase agreements; certain separate trading of registered interest and principal securities and certain types of mutual fund investments. Each authorized investment has a maximum maturity of three years, a maximum portfolio percentage of 50% and is limited to a maximum

Note 2. Cash, Cash Equivalents, and Investments (Continued)

investment of 50% in any one issuer. None of the specified limits have been exceeded. In addition, the Authority does not hold any unauthorized investments.

Investments Authorized by Debt Agreements

Investments of debt proceeds held by bond trustees are governed by the provisions of debt agreements of the Authority. The investment types authorized by the Authority's debt agreements include direct obligations of the federal government, including United States Treasury bills, notes and bonds; bonds, debentures, participation certificates or notes of the Government National Mortgage Association (GNMA); bonds, debentures, participation certificates or notes of certain government-sponsored agencies; direct and general obligation of any state of the United States of America or any municipality or political subdivision of such state; corporate obligations; negotiable or nonnegotiable CDs, time deposits or other similar banking arrangements with national or state chartered banks; certain types of mutual funds or money market funds; certain types of repurchase agreements; certain types of commercial paper of finance companies; certain types of investment agreements and certain types of tax-exempt obligations.

The maximum maturity, maximum portfolio percentage and maximum investment in any one issuer are not limited, except for authorized types of commercial paper of finance companies and certain investment contracts, which are limited to a maximum maturity of 270 days. None of the specified limits have been exceeded, and the Authority held no unauthorized investments.

Investments Held by Lenders

Investment of funds held by lenders are governed by provisions of the debt agreements and HUD provisions for project accounts, rather than the investment requirements of the Public Funds Investment Act (PFIA). The Authority has replacement and residual reserve accounts that are held by the lender. Investing is performed in accordance with investment policies set forth by HUD. The mortgage company may invest funds in excess of $250,000 in institutions under the control of, and whose deposits are insured by, the Federal Deposit Insurance Corporation, National Credit Union Association or other United States government insurance corporations under the following conditions:

- Mortgage companies must determine the institution has a rating consistent at all times with current minimally acceptable ratings as established and published by GNMA.

- Mortgage companies must monitor the institution's ratings no less than on a quarterly basis and change institutions when necessary. The mortgage companies must document the ratings of the institutions where the funds are deposited and maintain the documentation in the administrative record for three years, including the current year.

If the mortgage company does not perform the required quarterly review of the institutions where there are deposits in excess of $250,000, and does not maintain the funds in an institution with a rating consistent with minimally acceptable ratings, as established and published by GNMA, and the institution fails, the mortgage company is held responsible for replacing any lost funds. HUD will seek all available remedies to recover whatever funds are lost as a result of the failed institution.

Required accounts that are held by the lender include project, residual receipts reserve and replacement reserve accounts that are not limited as to maximum maturity, maximum percentage of portfolio or maximum investment in any one issuer.

Fair Value Classification

The Authority categorizes its fair value measurements within the fair value hierarchy established by U.S. GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Note 2. Cash, Cash Equivalents, and Investments (Continued)

Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs and Level 3 inputs are significant unobservable inputs.

The Authority has investments in money market funds held with its bond trustee of $812,465 that are recorded at amortized cost and has the following investments and other items requiring recurring fair value measurements as of June 30, 2023:

- **Investment derivative instruments**—Interest rate swaps resulted in a total positive fair value of $442,037 and were valued using a market approach that considers benchmark interest rates (Level 2 inputs).

Investment Risks

In accordance with GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, the following information addresses the interest rate risk, credit risk, concentration of credit risk and custodial credit risk. The Authority does not hold any foreign securities; therefore, there is no foreign currency risk.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates may adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity the investment's fair value is to changes in market interest rates. The Authority manages its exposure to interest rate risk by purchasing a combination of short-term and long-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time, as necessary to provide the cash flow and liquidity needed for operations. The Authority does not place a limit on interest rate risk. Information about the sensitivity of the fair values of the Authority's investments to market interest rate fluctuations, including investments held by bond trustees, is provided in the following table, which shows the distribution of the Authority's investment by maturity:

Investment	Maturity Dates	Amount
Held by bond trustee:		
BlackRock Liquidity Funds FedFund Institutional Shares—money market fund	N/A	$ 463,388
JPMorgan U.S. Government Money Market Fund	N/A	229,188
Allspring 100% Treasury Money Market Fund	N/A	119,889
Total investments		$ 812,465

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Obligations of the United States Treasury are considered risk-free. The following schedule presents the minimum ratings required by (where applicable) HUD, the Authority's investment policy, or debt agreements, and the actual ratings by Moody's as of year-end:

Housing Authority of the City of San Antonio

Notes to Financial Statements
Year Ended June 30, 2023

Note 2. Cash, Cash Equivalents, and Investments (Continued)

Investment		Amount	Investment Minimum Rating	Moody's Rating
Held by bond trustee:				
BlackRock Liquidity Funds FedFund Institutional Shares—money market fund	$	463,388	Aaa-mf	Aaa-mf
JPMorgan U.S. Government Money Market Fund		229,188	Aaa-mf	Aaa-mf
Allspring 100% Treasury Money Market Fund		119,889	Aaa-mf	Aaa-mf
Total investments	$	812,465		

Concentration of Credit Risk
The investment policy of the Authority or HUD contains no limitations on the amount that can be invested in any one issuer. There are no investments in any one issuer (other than United States Treasury securities and money market funds) that represent 5% or more of the total Authority's investments. The Authority does not place a limit on concentration of credit risk.

Depository Custodial Credit Risk
Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's investment policy requires all HUD-sourced funds on deposit to be fully collateralized. All non-HUD funds such as reserves and partnership funds are required to be invested in accordance with the PFIA. All collateral should conform to those investment instruments listed in PFIA. The Authority does not place a limit on custodial credit risk.

	Balance Reported on the Authority's Financial Statements		Balance Deposited with Financial Institutions		FDIC Insurance		Uninsured Deposits (Collateralized)		Uninsured and Uncollateralized Deposits
Demand deposits	$	102,613,705	$	104,304,107	$	7,312,563	$	90,801,746	$	6,189,798
Money Market Funds		812,465		812,465		-		-		812,465
United States Treasury Bills		308,873		308,873		-		308,873		-
Total bank deposits	$	103,735,043	$	105,425,445	$	7,312,563	$	91,110,619	$	7,002,263

As of June 30, 2023, $91,110,619 of the Authority's deposits with financial institutions were fully collateralized by securities held by the pledging financial institution. Of the $14,314,826 remaining deposits, $7,312,563 were covered by the Federal Deposit Insurance Corporation, and $7,002,263 were uninsured and uncollateralized and were therefore exposed to custodial credit risk.

Note 2. Cash, Cash Equivalents, and Investments (Continued)

B. The Plan's Cash, Cash Equivalents, and Investments

As of December 31, 2022, the Plan's portfolio was comprised of the following:

Description	Fair Value
Mutual funds–equity	$ 32,331,484
Mutual funds–fixed income	14,793,657
Total investments	$ 47,125,141

Investment Risks
In accordance with GASB Statement No. 40, the following disclosures address credit risk, concentration of credit risk and interest rate risk at December 31, 2022. The Plan does not hold any foreign securities; therefore, there is no foreign currency risk.

Credit Risk
Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. However, investments issued or explicitly guaranteed by the United States government are excluded from this requirement. The Plan's Pension Advisory Committee defines risk in the Plan's investment policy as the possibility of losing money over the rolling 10-year time horizon. Generally, Plan assets may be invested only in investment grade bonds rated BBB (or equivalent) or better. Within the context of a managed portfolio or pooled account, an individual manager may position less than investment-grade bonds on an opportunistic basis.

Presented below is the actual rating for each investment type as of December 31, 2022:

Investment Type	Fair Value	Not Rated
American Beacon AHL Target Risk R5	$ 1,138,895	$ 1,138,895
BlackRock Strategic Income Opportunities Portfolio Class K	4,122,318	4,122,318
Metropolitan West Total Return Bond Fund	9,532,323	9,532,323
Fidelity US Bond Index Instl Prem	121	121
Total fixed income investments	$ 14,793,657	$ 14,793,657

Concentration of Credit Risk
The Plan is required to disclose investments in any one issuer that represent 5% or more of the total investments. However, investments issued or explicitly guaranteed by the United States government and investments in mutual funds, external investment pools and other pooled investments are excluded from this requirement. The Plan's investment policy limits the investment in securities of any one company to 15% of the total fund, and no more than 30% of the total fund should be invested in any one industry. At December 31, 2022, there were no investments in any one issuer that represent 5% or more of total Plan investments. Additionally, the Plan did not invest more than 15% of the investment portfolio in one company or more than 30% in one industry.

Note 2. Cash, Cash Equivalents, and Investments (Continued)

Interest Rate Risk
Interest rate risk is the risk that changes in market interest rates may adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Plan does not place a limit on the maturity of its fixed income investments.

Presented below are the investments affected by interest rate risk and their applicable weighted-average maturities as of December 31, 2022:

Investment Type	Fair Value	Percentage of Total	Weighted-Average Maturity (Years)
American Beacon AHL Target Risk R5	$ 1,138,895	7.7%	7.03
BlackRock Strategic Income Opportunities Portfolio Class K	4,122,318	27.9%	7.97
Metropolitan West Total Return Bond Fund	9,532,323	64.4%	5.95
Fidelity US Bond Index Instl Prem	121	0.0%	8.50
Total fixed income investments	$ 14,793,657	100.0%	6.60

Fair Value Measurement
Plan investments at fair value as of December 31, 2022, using fair value measurements are as follows:

	Total Fair Value	Level 1	Level 2	Level 3
Mutual funds—equity	$ 32,331,484	$ 32,331,484	$ -	$ -
Mutual funds—fixed income	14,793,657	14,793,657	-	-
	$ 47,125,141	$ 47,125,141	$ -	$ -

Investments classified as Level 1 of the fair value hierarchy are valued using prices quoted in active exchange markets for those securities.

Housing Authority of the City of San Antonio

Notes to Financial Statements
Year Ended June 30, 2023

Note 3. Notes and Mortgages Receivable

The following summarizes the notes and mortgages receivable and the related accrued interest receivable as of June 30, 2023:

	Due Within One Year	Due After One Year	Total
The Authority			
ARDC Sutton, Ltd.	$ -	$ 6,889,785	$ 6,889,785
Durango Midrise, LP	-	18,680,081	18,680,081
ARDC Sutton II, Ltd.	-	1,630,487	1,630,487
San Juan III, Ltd.	-	4,717,730	4,717,730
Wheatley Family I, LP	-	1,116,692	1,116,692
Wheatley Senior, LP	-	142,985	142,985
Tampico Apartments, LP	-	734,778	734,778
Alazan Lofts Ltd.	-	1,076,400	1,076,400
SAHFAC			
Wheatley Family I, LP	-	11,189,903	11,189,903
Wheatley Family II, LP	-	4,730,000	4,730,000
Wheatley Senior, LP	-	6,436,611	6,436,611
Tampico Apartments, LP	-	920,281	920,281
Kitty Hawk Flats Ltd.	-	269,812	269,812
Snowden Apartments, LP	-	1,245,296	1,245,296
Somerset SA Apartments, LP	-	1,000,000	1,000,000
San Antonio Homeownership Opportunities Corporation			
Real estate sales notes	5,500	100,018	105,518
Las Varas PFC			
Second lien notes	-	56,241	56,241
Total	$ 5,500	$ 60,937,100	$ 60,942,600

Note 4. Leases Receivable

On March 2, 2020, the San Antonio Housing Facility Corporation, a blended component unit of the Authority, entered into a lease agreement (the “ground lease”) as a lessor of land to Culebra Commons 2019, LLC. The term of the ground lease is for 75 years, commencing on March 2, 2020 and terminating on February 28, 2095. An initial lease receivable was recorded in the amount of $596,473. At commencement of the ground lease, an advanced rent payment of $3,800,000 was received and administrative rent in the amount of $25,000 is due annually. The discount rate for the ground lease is 3.98%.

On February 1, 2021, the San Antonio Housing Facility Corporation, a blended component unit of the Authority, entered into a lease agreement (the “ground lease”) as a lessor of land to 120 Josephine 2020 LLC. The term of the ground lease is for 75 years, commencing on February 1, 2021 and terminating on February 1, 2096. An initial lease receivable was recorded in the amount of $597,680. At commencement of the ground lease, an advanced rent payment of $11,737,024 was received and administrative rent in the amount of $25,000 is due annually. The discount rate for the ground lease is 3.98%.

On March 31, 2022, the San Antonio Housing Facility Corporation, a blended component unit of the Authority, entered into a lease agreement (the “ground lease”) as a lessor of land to Potranco 2021 LLC. The term of the ground lease is for 75 years, commencing on March 31, 2022 and terminating on March 30, 2097. An initial lease receivable was recorded in the amount of $534,270. At commencement of the

Note 4. Leases Receivable (Continued)

ground lease, an advanced rent payment of $1,875,000 was received and administrative rent in the amount of $25,000 is due annually. The discount rate for the ground lease is 4.54%.

On November 21, 2017, the Authority entered into an amended and restated lease agreement (the “rooftop lease”) as a lessor of rooftop space at the Parkview Apartments to New Cingular Wireless PCS, LLC (now AT&T). The rooftop lease commenced November 21, 2017 and has an initial five-year term. The rooftop lease may be extended for three successive five-year terms. Annual rent for 2023 was $20,646 and rent is increased annually by two percent. An initial lease receivable was recorded in the amount of $274,565. The discount rate for the rooftop lease is 3.98%.

On August 2, 2017, the Authority entered into an amended and restated lease agreement (the “rooftop lease”) as a lessor of rooftop space at the Fair Avenue Apartments to New Cingular Wireless PCS, LLC (now AT&T). The rooftop lease commenced January 1, 2017 and has an initial five-year term. The rooftop lease may be extended for three successive five-year terms. Annual rent for 2023 was $19,325 and rent is increased annually by two percent. An initial lease receivable was recorded in the amount of $249,030. The discount rate for the rooftop lease is 3.98%.

On November 21, 2017, the Authority entered into a lease agreement (the “rooftop lease”) as a lessor of rooftop space at the San Pedro Arms Apartments to Sprint Spectrum Realty Company, LLC (now T-Mobile). The rooftop lease commenced January 1, 2017 and has an initial five-year term. The rooftop lease may be extended for three successive five-year terms. Annual rent for 2023 was $24,776 and rent is increased annually by two percent. An initial lease receivable was recorded in the amount of $311,819. The discount rate for the rooftop lease is 3.98%.

On March 25, 2022, the Authority entered into a lease agreement (the “rooftop lease”) as a lessor of rooftop space at the Victoria Plaza Apartments to Cellco Partnership (d/b/a Verizon Wireless). The rooftop lease commenced March 25, 2022 and has an initial five-year term. The rooftop lease may be extended for three successive five-year terms. Annual rent for 2023 was $27,724 and rent is increased annually by two percent. An initial lease receivable was recorded in the amount of $431,233. The discount rate for the rooftop lease is 4.54%.

A summary of lease-related revenue for the leases previously described is presented below:

Lease-related Revenue	Year Ending June 30, 2023
Lease Revenue	
Land	$ (22,045)
Rooftop	(74,298)
Total Lease Revenue	(96,343)
Interest Revenue	(122,359)
Total	$ (218,702)

A schedule of future receipts that are included in the lease receivable, showing principal and interest receipts to maturity, is presented on the following page.

Note 4. Leases Receivable (Continued)

	Principal	Interest	Total Receipts
Years ending June 30:			
2024	$ 60,846	$ 158,945	$ 219,791
2025	51,226	120,460	171,687
2026	55,300	118,320	173,620
2027	59,585	116,008	175,593
2028	64,089	113,516	177,605
2029-2033	396,429	523,209	919,638
2034-2038	399,404	430,359	829,763
2039-2043	139,513	351,961	491,474
2044-2048	47,148	327,852	375,000
2049-2053	57,934	317,066	375,000
2054-2058	71,198	303,802	375,000
2059-2063	87,513	287,487	375,000
2064-2068	107,583	267,417	375,000
2069-2073	132,277	242,723	375,000
2074-2078	162,665	212,335	375,000
2079-2083	200,066	174,934	375,000
2084-2088	246,108	128,892	375,000
2089-2093	302,794	72,206	375,000
2094-2098	150,603	11,899	162,500
Total Future Receipts	$ 2,792,281	$ 4,279,391	$ 7,071,670

Note 5. Subscription-Based Information Technology Arrangements

The Authority obtains the right to use vendors' information technology software through various long-term contracts. Payments are fixed annually. The subscriptions have been recorded at the present value of the future minimum payments as of the inception dates using internal borrowing rates ranging from 4.52% to 6.24%. The cost and accumulated amortization of the subscription assets totaled $564,675 and $140,451, respectively, as of June 30, 2023. The subscription liability was $115,774 as of June 30, 2023. A summary of changes in subscription assets and liabilities is below:

Note 5. Subscription-Based Information Technology Arrangements (Continued)

Subscription Assets	Beginning of Year	Additions	Subtractions	End of Year	Amounts Due Within One Year
Electronic signature software	$ 223,860	$ -	$ -	$ 223,860	
Enterprise application software	-	147,499	-	147,499	
Cloud-based communications software	182,081	-	(182,081)	-	
Property management software	-	193,316	-	193,316	
	405,941	340,815	(182,081)	564,675	
Less: Accumulated Amortization					
Electronic signature software	-	(95,940)	-	(95,940)	
Enterprise application software	-	(12,292)	-	(12,292)	
Cloud-based communications software	-	(182,081)	182,081	-	
Property management software	-	(32,219)	-	(32,219)	
	-	(322,532)	182,081	(140,451)	
Total Subscription Assets, net	$ 405,941	$ 18,283	$ -	$ 424,224	
Subscription Liabilities	$ 405,941	$ 340,815	$ (630,982)	$ 115,774	$ 115,774

A summary of principal and interest payments for the subscription assets is below:

	Principal	Interest	Total Payments
Years ending June 30:			
2024	$ 115,774	$ 5,403	$ 121,178
2025	-	-	-
2026	-	-	-
2027	-	-	-
2028	-	-	-
Total Future Payments	$ 115,774	$ 5,403	$ 121,178

Note 6. Other Assets and Developer Fees Receivable

At June 30, 2023, other assets and developer fees receivable totaled $15,478,919. This amount is made up of developer fees receivable totaling $14,943,749 and other noncurrent receivables of $535,170. Additionally, an allowance for doubtful accounts totaling $754,130 is recorded for developer fees receivable.

Note 7. Equity in Partnership Investments

Various component units of the Authority serve as the general partner of various tax credit limited partnerships in which they have contributed capital. The investments in partnerships are accounted for under the equity method. Under this method, the investment is initially recorded at cost and is then increased or decreased by the proportionate share of the partnerships' net earnings or losses. The Authority is not required to fund capital deficits; therefore, any total capital deficits related to the Authority are only recognized to the extent of the Authority's contributed capital.
The general partners include SAHFAC, SAHDC, LVPFC and RSPFC. The general partners have ownership interests ranging from 0.0045% to 0.0100%.

A reconciliation of changes in the equity in partnership investments is presented on the following page.

Note 7. Equity in Partnership Investments (Continued)

Partnership	General Partner (GP)	GP % of Ownership	Balance at July 1, 2022	Cash Contributions From GP	Cash Distributions to GP	GP's Share of Profit (Loss)	Eliminations	Balance at June 30, 2023
1604 Lofts Ltd.	SAHFAC	0.0051%	$ 51	$ -	$ -	$ -	$ -	$ 51
ARDC Sutton, Ltd.	SAHFAC	0.0050%	1,499,471	-	-	(36)	-	1,499,435
Copernicus Apartments Ltd.	SAHFAC	0.0051%	51	-	-	-	-	51
Majestic SA Apartments, LP	SAHFAC	0.0100%	100	-	-	-	-	100
Midcrowne Senior Pavilion, LP	SAHFAC	0.0100%	3,263,768	354,784	-	(33)	-	3,618,519
San Juan Square, Ltd.	SAHFAC	0.0100%	1,464,229	-	-	(176)	-	1,464,053
The Alhambra Apartments, Ltd.	SAHFAC	0.0100%	294,533	-	-	(37)	-	294,496
Trader Flats Ltd.	SAHFAC	0.0051%	51	-	-	-	-	51
Snowden Apartments, LP	SAHFAC	0.0100%	-	100	-	-	-	100
Enclave Gardens, Ltd.	LVPFC	0.0100%	203,180	-	(17,628)	-	-	185,552
Alazan Lofts, Ltd*	SAHFAC	0.0051%	-	-	-	-	-	-
ARDC Ruiz, Ltd.*	SAHFAC	0.0050%	-	-	-	-	-	-
ARDC Sutton II, Ltd.*	SAHFAC	0.0050%	-	-	-	-	-	-
Costa Valencia, Ltd.*	SAHFAC	0.0100%	-	-	-	-	-	-
Fiesta Trails, Ltd.*	SAHFAC	0.0051%	-	-	-	-	-	-
Horizon Pointe Apartments, LP*	SAHFAC	0.0100%	-	-	-	-	-	-
Kitty Hawk Flats, Ltd*	SAHFAC	0.0051%	-	-	-	-	-	-
Mira Vista SA Apartments, LP*	SAHFAC	0.0100%	-	-	-	-	-	-
New Braunfels 2 Housing, LP*	SAHFAC	0.0050%	-	-	-	-	-	-
San Juan III, Ltd.*	SAHFAC	0.0100%	-	-	-	-	-	-
San Juan Square II, Ltd.*	SAHFAC	0.0045%	-	-	-	-	-	-
Somerset SA Apartments, LP*	SAHFAC	0.0090%	-	-	-	-	-	-
SOSA at Palo Alto, LP*	SAHFAC	0.0100%	-	-	-	-	-	-
Tampico Apartments, Ltd*	SAHFAC	0.0050%	-	-	-	-	-	-
Vista at Everest, LP*	SAHFAC	0.0051%	-	-	-	-	-	-
Vista at Interpark, LP*	SAHFAC	0.0051%	-	-	-	-	-	-
Watson Road Apartments Ltd.*	SAHFAC	0.0051%	-	-	-	-	-	-
Wheatley Family I, LP*	SAHFAC	0.0100%	-	-	-	-	-	-
Wheatley Family II, LP*	SAHFAC	0.0100%	-	-	-	-	-	-
Wheatley Senior, LP*	SAHFAC	0.0100%	-	-	-	-	-	-
ARDC Military, Ltd.*	LVPFC	0.0100%	-	-	-	-	-	-
ARDC Salado, Ltd.*	LVPFC	0.0100%	-	-	-	-	-	-
ARDC San Marcos, Ltd.*	LVPFC	0.0050%	-	-	-	-	-	-
Costa Almadena, Ltd.*	LVPFC	0.0100%	-	-	-	-	-	-
Costa Mirada, Ltd.*	LVPFC	0.0100%	-	-	-	-	-	-
Durango Midrise, LP*	LVPFC	0.0100%	-	-	-	-	-	-
Fairfield Bethel Place LP*	LVPFC	0.0100%	-	-	-	-	-	-
Fairfield Sorento LP*	LVPFC	0.0100%	-	-	-	-	-	-
The Mirabella, Ltd.*	LVPFC	0.0100%	-	-	-	-	-	-
TX Pleasanton Housing, LP*	LVPFC	0.0100%	-	-	-	-	-	-
			$ 6,725,434	$ 354,884	$ (17,628)	$ (282)	$ -	$ 7,062,408

For all partnerships marked with an asterisk, the general partner was not required to make a capital contribution at inception. Additionally, as the general partners are not required to fund capital deficits and these entities have cumulative loss positions as of June 30, 2023, the general partners have not recorded the related deficit capital positions of these partnerships, as they exceed the general partners' contributed capital.

Note 8. Capital Assets

The Authority's Capital Assets

Capital asset activity for the year ended June 30, 2023, for the business-type activities was as follows:

	Balance at July 1, 2022	Additions	Deletions	Transfers/ Reclass	Balance at June 30, 2023
Capital assets not being depreciated:					
Land	$104,807,481	$ 14,200,665	$ (3,275)	$ -	$ 119,004,871
Construction in progress	76,491,979	22,003,475	(2,465,894)	(19,417,216)	76,612,344
Total capital assets not being depreciated	181,299,460	36,204,140	(2,469,169)	(19,417,216)	195,617,215
Capital assets being depreciated:					
Buildings and improvements	578,563,076	21,558,235	(1,903,042)	19,320,997	617,539,266
Furniture and equipment:					
Dwellings	2,658,028	-	-	92,969	2,750,997
Administration	5,279,262	2,503,498	(182,117)	-	7,600,643
Leasehold improvements	1,649,904	-	-	-	1,649,904
Total capital assets being depreciated	588,150,270	24,061,733	(2,085,159)	19,413,966	629,540,810
Less accumulated depreciation:					
Buildings and improvements	(419,739,392)	(24,637,560)	-	-	(444,376,952)
Furniture and equipment:					
Dwellings	(2,570,823)	(39,429)	-	-	(2,610,252)
Administration	(4,292,817)	(1,618,007)	182,117	-	(5,728,707)
Leasehold improvements	(1,049,071)	(72,121)	-	-	(1,121,192)
Total accumulated depreciation	(427,652,103)	(26,367,117)	182,117	-	(453,837,103)
Total capital assets being depreciated, net	160,498,167	(2,305,384)	(1,903,042)	19,413,966	175,703,707
Business-type activities capital assets, net	$ 341,797,627	$ 33,898,756	$ (4,372,211)	$ (3,250)	$ 371,320,922

Depreciation expense for the current year totaled $14,534,494.

Note 9. Prepaid Ground Leases

Comprising a significant portion of the deferred inflows of resources are various ground leases in which funds were provided for the purchase of land parcels which, in turn, were leased to project developments for periods ranging from 10 to 99 years. The Authority recognized the funds received for the prepaid leases as deferred inflows of resources and will amortize the prepayments over the initial periods on a straight-line basis. As of June 30, 2023, prepaid ground leases totaled $58,315,290. The book value of the land related to the prepaid ground leases totaled $87,056,127 as of June 30, 2023.

SAHFAC entered into 33 ground lease agreements with various limited partnerships for a period of 52 to 99 years for the lease of land to construct and operate rental projects. The limited partnerships provided a total of $62,984,168 for the purchase of land, which is considered prepayment of annual rents for the initial periods of 10 to 99 years of the lease terms. After the end of the initial period, the limited partnerships will provide annual lease payments of $100.

Las Varas PFC entered into 11 ground lease agreements with various limited partnerships for a period of 55 to 99 years for the lease of land to construct and operate rental projects. The limited partnerships provided a total of $13,081,271 for the purchase of land, which is considered prepayment of annual rents

Note 9. Prepaid Ground Leases (Continued)

for the initial periods of 10 to 15 years of the lease terms. After the end of the initial period, the limited partnerships will provide annual lease payments of $10 to $100.

Note 10. Bonds and Notes Payable

The long-term indebtedness of the Authority's business-type activities is presented as follows:

Program	Issue	Original Amount	Due Within One Year	Due After One Year	Balance Outstanding at June 30, 2023
SAHFAC					
Multifamily Housing Revenue Bonds, Series 2014, issued for Converse Ranch II. Term is 10 years, with final maturity September 30, 2024. The interest rate is fixed by a swap contract at 2.43%, with monthly principal and interest payments averaging $27,215. The loan is secured by a deed of trust on the property.	Revenue Bonds—Series 2014	$ 5,600,000	$ 192,128	$ 4,018,241	$ 4,210,369
Mortgage loan for Burning Tree and Encanta Villa payable to Frost Bank. Term is 10 years, with final maturity December 10, 2028. The interest rate is fixed by a swap contract at 3.935%, with monthly principal and interest payments averaging $35,864. The loan is secured by deeds of trust on the properties.	Mortgage note	6,800,000	193,138	5,824,609	6,017,747
Mortgage loan for SP II Limited Partnership payable to ORIX Real Estate Capital, LLC DBA Lument Capital. Term is 35 years, with final maturity September 1, 2057. The interest rate is 3.84%, with monthly principal and interest payments of $20,088. The loan is collateralized by the project.	Mortgage note	4,636,700	65,992	4,522,848	4,588,840
Mortgage loan for O'Connor Road Limited Partnership payable to ORIX Real Estate Capital, LLC DBA Lument Capital. Term is 35 years, with final maturity September 1, 2057. The interest rate is 3.84%, with monthly principal and interest payments of $25,032. The loan is collateralized by the project.	Mortgage note	5,778,000	82,236	5,636,123	5,718,359
Mortgage loan for Refugio Street Limited Partnership payable to KeyBank National Association. Term is 35 years, with final maturity September 1, 2057. The interest rate is 4.65%, with monthly principal and interest payments of $54,678. The loan is collateralized by the project.	Mortgage note	11,330,100	136,753	11,094,909	11,231,662
Construction loan for 100 Labor Street, LLC. The loan requires interest only payments until conversion to permanent financing. The interest rate is 2.90%. Draws are made periodically as the project is constructed. The permanent loan amount is $40,525,900 and principal and interest payments of $142,751 are payable beginning April 1, 2023 through maturity on March 1, 2063.	Construction loan	40,525,900	548,922	32,108,045	32,656,967
Neighborhood Stabilization Program loan for Sutton Oaks payable to the City of San Antonio. Term is 30 years, with final maturity September 30, 2039. The loan is non-interest bearing. Principal payments will be deferred for 30 years until the maturity date and thereafter are forgiven if SAHFAC remains in compliance with all terms and conditions set forth in the loan documents. The note is secured by a subordinate deed of trust on the property.	Sutton NSP note	900,000	-	900,000	900,000
		75,570,700	1,219,169	64,104,775	65,323,944

Program	Issue	Original Amount	Due Within One Year	Due After One Year	Balance Outstanding at June 30, 2023
SAHDC					
Multifamily Housing Revenue Bonds, Series 2005, issued for Costa Valencia, Ltd. Term is 40 years, with final maturity June 1, 2048. The interest rate is 5.75%, with monthly principal and interest payments of $62,774. The bonds are collateralized by the project.	Revenue Bonds—Series 2005	11,780,000	184,345	9,793,962	9,978,307
Multifamily Housing Revenue Bonds, Series 2005, issued for Clark 05 Housing Limited Partnership. Term is 33 years, with final maturity October 1, 2038. The interest rate is 6.52%, with monthly principal and interest payments averaging $78,421. The bonds are secured by a multifamily fee and leasehold deed of trust, assignment of rents, security agreement and fixture filing.	Revenue Bonds—Series 2005	13,870,000	186,741	11,467,083	11,653,824
Mortgage loan for San Juan Square II payable to Capital One Bank. Term is 15 years, with final maturity December 29, 2025. The interest rate is 7.4%, with monthly principal and interest payments of $29,911. The loan is secured by a deed of trust, assignment of rents, security agreement and fixture filing.	Mortgage note	4,320,000	102,119	3,414,505	3,516,624
Multifamily Housing Revenue Bonds, Series 2023, issued for New Braunfels 2 Housing, LP ("The Ravello"). Term is 10 years, with final maturity February 14, 2033. The interest rate is fixed by a swap contract at 4.84%, with monthly principal and interest payments averaging $63,379. The bonds are secured by a deed of trust on the property.	Revenue Note—Series 2023	11,750,000	62,773	11,687,227	11,750,000
		41,720,000	535,978	36,362,777	36,898,755

Note 10. Bonds and Notes Payable (Continued)

Program	Issue	Original Amount	Due Within One Year	Due After One Year	Balance Outstanding at June 30, 2023
Section 8 Project Based					
Mortgage loan issued by Springhill/Courtland Heights Public Facility Corporation payable to Frost Bank. Term is 10 years, with final maturity December 6, 2026. The interest rate is fixed by a swap contract at 3.865%, with monthly principal and interest payments averaging $31,515. The loan is secured by deeds of trust on Cottage Creek I, II, and Courtland Heights.	Mortgage note	6,000,000	195,718	4,668,689	4,864,407
Converse Ranch, LLC					
Mortgage loan for Converse Ranch I payable to Walker & Dunlop. Term is 40 years, with final maturity June 1, 2053. The interest rate is 2.98%, with monthly principal and interest payments of $26,562. The loan is secured by a deed of trust on the property.	Mortgage note	7,443,700	132,312	6,173,081	6,305,393
Other Affordable Housing					
Multifamily Housing Revenue Bonds, Series 2013, issued for Sendero I PFC. Term is 10 years, with final maturity January 1, 2024. The interest rate is 4.305%, with monthly principal and interest payments of $54,915. The loan is secured by a deed of trust on the Legacy at Crown Meadows Apartments.	Revenue Bonds— Series 2013	10,000,000	7,438,734	-	7,438,734
Capital Fund Financing Program (CFFP)					
CFFP loan agreement dated November 9, 2006, with Fannie Mae for the accelerated renovation and rehabilitation of eight public housing developments. Term is 20 years, with final maturity December 1, 2026. The interest rate is 4.85%, with monthly principal and interest payments of $182,721. The loan is secured with pledged Capital Grant Funds. On June 14, 2012, Fannie Mae assigned its interest in the loan and the loan agreement to Deutsche Bank National Trust Company.	CFFP loan	27,828,627	1,982,755	3,245,798	5,228,553
Vera Cruz Redevelopment Partnership, Ltd.					
Mortgage loan payable to San Antonio Housing Trust Foundation. Term is 30 years, with final maturity November 28, 2023. The interest rate is 1.00%, with principal and interest due monthly, as determined by available cash flow. The loan is secured by a subordinate deed of trust on the Villa de San Alfonso Apartments. Accrued interest has been added to the outstanding balance.	Loan	350,000	467,076	-	467,076
Sunshine Plaza Apartments, Inc.					
Mortgage loan for Sunshine Plaza payable to Frost Bank. Term is 10 years, with with final maturity December 30, 2030. The interest rate is fixed at 2.87%, with monthly principal and interest payments averaging $12,212. The loan is secured by a deed of trust on the property.	Loan	2,600,000	77,057	2,339,260	2,416,317
Energy Performance Contract Loan					
Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp. to finance the Authority's Phase II HUD Energy Performance Contract. The interest rate is 2.77%, with monthly principal and interest payments averaging $73,959. The EPC term ends December 31, 2032.	Loan	9,171,558	631,914	7,282,115	7,914,029
		$ 180,684,585	$ 12,680,713	$ 124,176,495	$ 136,857,208

Note 10. Bonds and Notes Payable (Continued)

The following table provides the annual principal and interest requirements of the Authority and its component units as of June 30, 2023, for long-term debt outstanding:

	Principal	Interest	Total
Years ending June 30:			
2024	$ 12,680,713	$ 5,652,202	$ 18,332,915
2025	8,952,954	5,170,533	14,123,487
2026	4,157,305	4,907,523	9,064,828
2027	7,179,472	4,691,853	11,871,325
2028	3,065,502	4,491,598	7,557,100
2029-2033	31,960,669	19,390,386	51,351,055
2034-2038	12,340,091	14,023,901	26,363,992
2039-2043	19,758,991	9,082,111	28,841,102
2044-2048	13,366,782	6,546,235	19,913,017
2049-2053	11,949,876	4,170,457	16,120,333
2054-2058	11,586,339	2,068,400	13,654,739
2059-2063	7,727,445	544,104	8,271,549
Subtotal	144,726,139	80,739,303	225,465,442
Amounts to be drawn in future periods or upon refinance	(7,868,931)	-	(7,868,931)
Total	$ 136,857,208	$ 80,739,303	$ 217,596,511

Long-term liability activity for the year ended June 30, 2023, was as follows:

	Balance at July 1, 2022	Additions	Reductions	Balance at June 30, 2023	Due Within One Year
Mortgages, bonds and notes	$ 124,943,309	$ 44,142,705	$ 32,228,806	$ 136,857,208	$ 12,680,713
Compensated absences	2,100,921	2,477,547	2,299,895	2,278,573	136,481
	$ 127,044,230	$ 46,620,252	$ 34,528,701	$ 139,135,781	$ 12,817,194

Note 11. Derivative Financial Instrument

Interest Rate Swaps

The Authority has four interest rate swap agreements (swaps) with one counterparty as of June 30, 2023. The objective of the agreements was to attain a synthetic fixed interest rate at a cost that was expected to be less than rates associated with fixed-rate debt. The swap agreement terms state the Authority is to make monthly fixed interest rate payments at a specified rate on a notional principal amount and in exchange receive monthly payments based upon the Secured Overnight Financing Rate (SOFR) plus a spread.

The swaps have an aggregate positive fair value of $442,037 at June 30, 2023. The fair value was estimated using a proprietary valuation model developed by a counterparty. The swaps have been determined to constitute an effective hedge at June 30, 2023, by using the synthetic instrument method. The fair value of each swap is classified as an asset and deferred inflow of resources or as a liability and deferred outflow of resources.

Note 11. Derivative Financial Instrument (Continued)

The following contains the terms, fair values and credit ratings issued by Standard & Poor's of the swaps as of June 30, 2023:

Related Debt Issuance	Current Notional Amount	Effective Date of Swap	Fixed Rate Paid	Variable Rate Received	Fair Value	Swap Termination Date	Counterparty Credit Rating
New Braunfels 2 Housing, LP ("The Ravello")	$ 11,750,000	2/14/2023	4.840%	87.4% of 1-month CME Term SOFR plus 1.580%	$ (121,765)	02/14/2033	A-
Converse Ranch II, LLC	4,210,369	3/1/2023	2.430%	67.8% of SOFR* plus 1.417%	137,360	11/01/2024	A-
Springhill/Courtland Heights PFC	4,864,407	3/1/2023	3.865%	82.4% of SOFR* plus 1.840%	218,872	12/06/2026	A-
SAHFAC (Burning Tree and Encanta Villa)	6,017,747	3/1/2023	3.935%	80.7% of SOFR* plus 1.560%	207,570	12/10/2028	A-
Totals	$ 26,842,523				$ 442,037		

*The Secured Overnight Financing Rate (SOFR) is determined by using a weighted average of rates for the five U.S. Government Securities business days preceding each monthly reset date.

Credit Risk
The Authority was exposed to credit risk on three swaps that had a positive fair value. At June 30, 2023, three swaps had an aggregate positive fair value of $563,802 and one swap had a negative fair value of $121,765. The $563,802 represents the Authority's credit exposure to the related counterparty and the maximum loss that would be recognized at the reporting date if the counterparty failed to perform as contracted. Fair value is only a factor upon termination. The swaps' counterparty has guaranteed all payments and is rated A- by Standard & Poor's. The swap agreements provide no collateral by the counterparty.

Interest Rate Risk
The swaps decrease the Authority's exposure to interest rate risk.

Basis Risk
The swaps do not expose the Authority to basis risk because the interest rates on the loans and the swaps are the same, equal to the variable rates specified in the table above.

Termination Risk
The swaps were issued pursuant to the International Swap Dealers Association Master Agreements, which include standard termination events, such as failure to pay and bankruptcy. The Authority or the counterparty may terminate an interest rate swap if the other party fails to perform under the terms of the contract. Also, if at the time of termination the swap has a negative fair value, the Authority would be liable to the counterparty for a payment equal to the swap's fair value. As of June 30, 2023, the swaps had an aggregate positive fair value of $442,037.

Note 12. Line of Credit

SAHFAC has a revolving line of credit with Frost Bank for $3,000,000, which may be used for short-term borrowing needs. The line of credit bears interest at the applicable prime rate, as listed in *The Wall Street Journal*, plus 0.25%. As of June 30, 2023, the all-in rate was 8.50%. The line of credit was renewed with an effective date of October 14, 2023, and has a term of three years. There were no borrowings against the line of credit at June 30, 2023.

Note 13. Conduit Debt

From time to time, SAHFC and LVPFC issue tax-exempt revenue bonds for the financing of residential developments for persons of low- and moderate-income families. The bonds are secured by the property financed and are payable solely from, and secured by, a pledge of rental receipts. The bonds do not constitute a debt or pledge of the faith and credit of SAHFC or LVPFC and, accordingly, have not been reported in the accompanying financial statements.

As of December 31, 2022, there were 24 series of tax-exempt revenue bonds outstanding with an aggregate principal amount payable of $607,665,764, maturing from 2025 to 2063.

Note 14. Defined Contribution Plan

A. Plan Description

Effective June 7, 1948, the Authority established the Plan. The Plan is a defined contribution pension plan established as a public retirement system under the Texas Government Code by the Authority, the Plan sponsor. Under the terms and provisions of the Plan, the Authority has the ability to amend the Plan. Additionally, the Plan covers all full-time employees of the Authority who have completed one year of service and are 21 years old. Eligible employees enter the plan on the first day of January, April, July or October which coincides with or follows the date the eligibility requirements are met. A Plan amendment made effective April 1, 2022 removed the service requirement for eligibility and allows eligible employees to participate in the plan upon their hire date. At December 31, 2022, there were 753 participants.

B. Contributions

Each year, participants must contribute 5.0% and may elect to contribute up to 100.0% of eligible compensation, up to the maximum dollar limitation, as defined in the Plan. Participants may also contribute amounts representing distributions from other qualified defined benefit or defined contribution plans. The Plan administrator directs the investment of contributions into various investment options. The Plan may invest in common stock, preferred stock, convertible equities, corporate bonds, debentures, fixed income funds and mutual funds, among others. The Plan was amended, effective July 1, 2022, so the Authority now contributes 11.0% for all employees. Contributions are subject to certain limitations. The employer's required contribution of $2,510,970 and the employees' required contributions of $1,279,183 were made to the Plan during the Plan year ended December 31, 2022. Participants are immediately vested in their voluntary contributions plus actual earnings thereon. Vesting in the remainder of their accounts is based on years of continuous service. A participant is fully vested after five years of credited service. Plan provisions and contributing requirements are established and may be amended by the Authority's Board.

C. Plan Amendments

Effective December 17, 2021, the Plan was amended to implement a recent contractual obligation of the employer concerning contributions to the Plan. The amendment states that the employer shall make contributions on behalf of the President/Chief Executive Officer in the amount of five percent (5%) of such employee's compensation, and the employee shall be relieved of the obligations of subparagraph 5.1.a which states that as a condition of participating in the Plan, and as a condition of sharing in employer contributions, each particpant is required to make mandatory contributions to the Plan.

Effective April 1, 2022, the Plan was amended to remove the service requirement for eligibility. The amendment states that any eligible employee shall be eligible to participate in accordance with Section 4.2 as of the later of (1) April 1, 2022, or (2) their date of hire.

Note 14. Defined Contribution Plan (Continued)

Effective June 11, 2022, the Plan was amended to increase certain employer contributions to the Plan. The amendment states effective for compensation earned on or after June 11, 2022, the employer shall contribute an amount which equals the sum of the following amounts on behalf of all participants eligible to share in allocations for the Plan year: (A) 11% of the total compensation of such participant, plus (B) 5.7% of the excess compensation of such participant.

Effective July 1, 2022, the Authority contributes 11.0% for all employees. Before the amendment, for participants hired before July 1, 2017, the Authority contributed 11.0% of a participant's eligible compensation for the Plan year, plus 5.7% of a participant's eligible compensation for the Plan year that exceeds the social security taxable wage base in effect at the beginning of the Plan year. For participants hired on or after July 1, 2017, the Authority contributed 7.0% of a participant's eligible compensation for the Plan year, plus 5.7% of a participant's eligible compensation for the Plan year that exceeds the social security taxable wage base in effect at the beginning of the Plan year.

D. Forfeitures

Participant forfeitures of nonvested balances will be used to reduce future employer contributions. During the Plan year ended December 31, 2022, employer contributions were reduced by $119,020 from forfeited nonvested accounts. There were no unallocated forfeitures at December 31, 2022.

E. Plan Termination

Although it has not expressed any intent to do so, the Authority has the right under the Plan to discontinue its contribution at any time and to terminate the Plan. In the event of Plan termination, participants would become 100% vested in their employer contributions.

F. Tax Status

The Plan obtained its latest determination letter dated December 12, 2013, as applicable for the restated plan executed on January 1, 2013, in which the Internal Revenue Service stated that the Plan, as then designed, was in compliance with the applicable requirements of the Internal Revenue Code (IRC) section 401(b) and that, therefore, the Plan is tax-exempt. The Plan has been amended since receiving the determination letter. However, the Plan administrator and the Plan's tax counsel believe that the Plan is currently designed and being operated in compliance with the applicable requirements of the IRC. Therefore, no provision for income taxes has been included in the Plan's financial statements.

G. Risks and Uncertainties

The Plan may invest in various types of investment securities. Investment securities, in general, are exposed to various risks, such as interest rate, credit and overall market volatility risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect participants' account balances and the amounts reported in the statement of plan net position.

Note 15. Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to or destruction of assets; errors and omissions; injuries to employees and natural disasters. The Authority carries commercial insurance for all risks of loss (with the exception of workers' compensation and employee health and accident insurance.). Settled claims resulting from other risks of loss have not exceeded commercial insurance coverage in any of the past two years.

Note 15. Risk Management (Continued)

Health and Dental Insurance Plan
On August 2, 2007, the Board approved a self-funded health insurance plan and contract with Humana as the third-party administrator for health and dental insurance. The plan went into effect January 1, 2008. The contract with Humana was terminated on December 31, 2017. The Board approved a contract with Blue Cross Blue Shield of Texas (BCBS) as the third-party administrator for health and dental insurance on September 7, 2017. BCBS began serving as the third-party administrator on January 1, 2018.

In a self-funded plan, the employee payroll deductions for health and dental insurance are collected and held by the Authority in a separate bank account specifically to pay health and dental claims. The Authority makes an initial deposit with the third-party administrator to start the plan. Thereafter, the third-party administrator processes claims and makes payments directly to health care providers. The Authority transfers funds weekly to the third-party administrator to cover the prior week's claims paid. The plan provides protection for the Authority against catastrophic claims with a $100,000 individual stop-loss and a formula driven aggregate stop-loss limit.

The actuarially determined claims liability of $833,987 is based on the requirements of GASB Statement No. 10, as amended by GASB Statement No. 30. The liability includes provisions for medical, dental and prescription drug claim reserves for incurred, but not paid, and incurred, but not reported, claims. No allowance was made for the expense of processing run-out claims, since it is assumed any expense related to run-out claims processing would be included as current administration expenses.

A reconciliation of changes in the liability for health and dental plan expenses for fiscal year 2022 and fiscal year 2023 is presented below:

	Liability at Beginning of Fiscal Year	Claims and Changes in Estimates in Current Year	Claim Payments	Balance at Fiscal Year-End
Years ended June 30:				
2022	$ 286,273	$ 6,681,764	$ 6,401,983	$ 566,054
2023	566,054	7,448,604	7,180,671	833,987

Note 16. Commitments and Contingencies

The Authority is exposed to the risk of contingent liabilities in the ordinary course of its operations. Specifically, such risks arise as a result of the Authority's participation in various state and federal grant programs and as a result of threatened and pending litigation. Disallowed costs could result if the Authority's expenditures made under its grants programs are found to be improper in that they violate state or federal regulations. Such disallowed costs would have to be paid back to the granting agency from the general funds of the Authority. The Authority is not aware of any costs that have been disallowed in the current year and does not anticipate any costs will be disallowed.

A. Grants

The Authority receives significant financial assistance from federal, state and local agencies in the form of grants and operating subsidies. HUD provided approximately 72% of the Authority's revenue in the current year. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the agreements and are subject to audit by the grantor agencies; therefore, to the extent the Authority has not complied with rules and regulations governing the grants, if

Note 16. Commitments and Contingencies (Continued)

any, refunds of any money received may be required. Management believes there are no significant contingent liabilities relating to compliance with grant rules and regulations.

B. Construction Contracts

The Authority entered into construction contracts for the rehabilitation of various low-income and multi-family housing projects that were in progress as of year-end. The unexpended balance of construction contracts is $7,120,771 at June 30, 2023.

C. Environmental Remediation

The Authority's revitalization activities for its developments are subject to extensive and evolving environmental laws and regulations. For the year ended June 30, 2023, the Authority has expended $32,188 related to environmental remediation efforts. The annual level of future remediation expenditures is difficult to estimate due to the many uncertainties relating to conditions of individual sites, as well as uncertainties about the status of environmental laws and regulations and developments in remedial technology. Future information and developments will require the Authority to continually reassess the expected impact of these environmental matters.

D. Pending Litigation

The Authority is the subject of various claims and litigation that have arisen in the ordinary course of its operations. Management, in consultation with legal counsel, is of the opinion that the Authority's liabilities in these cases, if decided adversely to the Authority, will not be material.

E. Guarantees

SAHFAC and SAHDC are governed by Chapter 22 of the Texas Business Organizations Code, which requires each corporation to adopt bylaws, which are rules adopted to regulate or manage their actions. The initial bylaws were adopted by the Authority's Board. Per Article VII of both corporations' bylaws, the corporations shall issue obligations only upon approval of the Authority given not more than 60 days prior to the date of a proposed issue.

On December 1, 2013, SAHFAC guaranteed the payment of the 10-year, $10,000,000 Series 2013 bond issuance of Sendero I PFC, an affiliated entity of SAHFAC. The bonds mature on January 1, 2024. In the event Sendero I PFC is unable to make a payment, SAHFAC will be required to make that payment.

On December 6, 2016, SAHFAC guaranteed the payment of the 10-year, $6,000,000 promissory note issued by Springhill/Courtland Heights PFC, an affiliated entity of SAHFAC. The note matures on December 1, 2026. In the event Springhill/Courtland Heights PFC is unable to make a payment, SAHFAC will be required to make that payment.

On December 30, 2020, SAHFAC guaranteed the payment of the 10-year, $2,600,000 promissory note issuance of Sunshine Plaza Apartments, Inc. The note matures on December 30, 2030. In the event that Sunshine Plaza Apartments, Inc. is unable to make a payment, SAHFAC will be required to make that payment.

Note 17. Restricted Net Position

The restricted net position of the Authority consists of the following eight components:

Blended component units - lender-held escrows and reserves	$	12,003,863
Blended component units - other restricted cash		80,526
Blended component units - program income restricted for affordable housing purposes		9,490,841
HCV restricted cash		11,517,442
Public Housing - proceeds and settlement funds		10,703,816
Public Housing - restricted for payment of CFFP loan		1,284,897
Public Housing - other restricted cash		361,163
Section 8 substantial rehabilitation - residual receipts and reserves		381,460
Total restricted net position	$	45,824,008

Note 18. Related-Party Transactions

As stated in Note 1, the Authority is considered to be financially accountable to the component units, and the component units serve as the Authority's instruments to enhance its purpose to build and maintain affordable housing for low- and moderate-income families. Consequently, related transactions in the following areas occurred in the current year.

- Of the total notes receivable outstanding, $60,780,841 is due from various partnerships, which are related parties of the Authority. During the fiscal year, the Authority received payments in the amount of $750,000.

Note 19. Recently Issued Accounting Pronouncements

The following pronouncements will become effective in future reporting periods. The Authority's management has not determined their impact:

GASB Statement No. 101, *Compensated Absences*, will be effective for the Authority beginning with its year ending June 30, 2025. This statement updates the recognition and measurement guidance for compensated absences.

Note 20. Acquisitions

On February 14, 2023, the limited partners of New Braunfels 2 Housing, LP transferred their partnership interests to SAHDC in exchange for $883,819. The general partner, which has a 0.0050% ownership interest, is New Braunfels 2 Development, LLC. The sole member of the general partner is SAHFAC. The Investor Limited Partner was Bank of America, N.A., which owned 99.99% of the partnership. The Special Limited Partner was Banc of America CDC Special Holding Company, Inc., which owned 0.00% of the partnership. The Class B Limited Partner was CAH-IDA New Braunfels 2 Housing Class B LLC, which owned 0.0050%. As a result of the transfer, SAHDC acquired a 99.99% interest in The Ravello Apartments community which added 252 units to its portfolio. The acquisition resulted in an adjustment to beginning equity of $331,995.

Note 21. Subsequent Events

On August 31, 2023, the Investor Limited Partner and Special Limited Partner of Midcrowne Senior Pavilion, LP transferred their partnership interests to SAHDC Midcrowne Senior SLP, LLC in exchange for $350,000. The sole member of SAHDC Midcrowne Senior SLP, LLC is San Antonio Housing Development Corporation, a blended component unit of the Authority. The General Partner, which retains a 0.01% interest, is Midcrowne Senior GP, LLC and the San Antonio Housing Facility Corporation, a blended component unit of the Authority, serves as its sole member. The Class B Limited Partner, Midcrowne Senior SLP, LLC, retains a 0.01% interest as of March 31, 2024. The Investor Limited Partner was AMTAX Holdings 400, LLC, which owned 99.98% of the partnership. The Special Limited Partner was Tax Credit Holdings III, LLC, which owned 0.00%. As a result of the transfer, SAHDC Midcrowne Senior SLP, LLC acquired a 99.98% interest in the partnership and the Authority added 196 apartment units to its Beacon portfolio.

On November 30, 2023, the San Antonio Housing Facility Corporation, a blended component unit of the Authority, issued San Antonio Housing Facility Corporation Multifamily Housing Revenue Bonds (Midcrowne Senior Pavilion), Series 2023. The loan was a private placement with Frost Bank in the amount of $5,800,000. The interest rate is fixed by a swap contract at 4.93%. The Frost Bank loan paid off the previous mortgage debt owed to Dwight Capital of $5,767,761.

On December 15, 2023, Sendero I Public Facility Corporation, a blended component unit of the Authority, paid the 10-year, $10,000,000 Series 2013 bond that was scheduled to mature on January 1, 2024. The principal payment of $7,270,507 extinguished the obligation of the San Antonio Housing Facility Corporation as guarantor.

The Authority has evaluated subsequent events through March 31, 2024, the date on which the financial statements were issued. Other than as discussed above, during this period no material subsequent events occurred which would require recognition or disclosure.

(This page intentionally left blank.)

Supplementary Information

Housing Authority of the City of San Antonio

Schedule of Modernization Costs
Year Ended June 30, 2023

HUD Project Number	Approved Funds	Expended Funds	Disbursed Funds	Approved Funds Available to Expend	Expended Funds Available to be Disbursed
TX 59P006501-10	$ 9,744,572	$ 9,744,572	$ 9,744,572	$ -	$ -
TX 59P006501-11	8,151,333	8,151,333	8,151,333	-	-
TX 59P006501-12	7,410,330	7,410,330	7,410,330	-	-
TX 59P006501-13	7,192,132	7,192,132	7,192,132	-	-
TX 59P006501-14	7,294,109	7,294,109	7,294,109	-	-
TX 59P006501-15	7,539,807	7,539,807	7,539,807	-	-
TX 59P006501-16	7,805,380	7,805,380	7,805,380	-	-
TX 59P006501-17	7,973,378	7,973,378	7,973,378	-	-
TX 59P006501-18	12,332,100	12,332,100	12,332,100	-	-
TX 59P006501-19	12,929,611	12,929,611	12,929,611	-	-
TX 59P006501-20	13,141,540	10,607,855	9,707,465	2,533,685	900,390
TX 59P006501-21	13,244,337	11,407,910	9,886,627	1,836,427	1,521,282
TX 59P006501-22	16,212,142	3,999,697	3,645,321	12,212,445	354,376
TX 59P006501-23	16,536,059	-	-	16,536,059	-
TX 59E006501-18	250,000	250,000	250,000	-	-
TX 59E006501-22	250,000	-	-	250,000	-
TX 59L006501-20	4,861,055	31,760	31,760	4,829,295	-
	$ 152,867,885	$ 114,669,974	$ 111,893,926	$ 38,197,911	$ 2,776,048

(This page intentionally left blank.)

Compliance Section

(This page intentionally left blank.)

CohnReznick LLP
cohnreznick.com

CohnReznick
ADVISORY • ASSURANCE • TAX

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Commissioners
Housing Authority of the City of San Antonio

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate remaining fund information of the Housing Authority of the City of San Antonio (the "Authority"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 30, 2024. Our report includes a reference to other auditors who audited the aggregate remaining fund information. The financial statements of the Authority's aggregate remaining fund information were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the aggregate remaining fund information.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

CohnReznick

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CohnReznick LLP

Charlotte, North Carolina
March 30, 2024

CohnReznick LLP
cohnreznick.com

Independent Auditor's Report on Compliance for the Major Federal Program and Report on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Commissioners
Housing Authority of the City of San Antonio

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited the Housing Authority of the City of San Antonio's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended June 30, 2023. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2023.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of the major federal program as a whole.

CohnReznick

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

CohnReznick LLP

Charlotte, North Carolina
March 30, 2024

Housing Authority of the City of San Antonio

Schedule of Findings and Questioned Costs

Year Ended June 30, 2023

I. Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles: **Unmodified opinion**

Internal control over financial reporting:

- Material weakness(es) identified? ______Yes __X__No
- Significant deficiency(ies) identified? ______Yes __X__None Reported

Noncompliance material to financial statements noted? ______Yes __X__No

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? ______Yes __X__No
- Significant deficiency(ies) identified? ______Yes __X__None Reported

Type of auditor's report issued on compliance for major federal programs: **Unmodified opinion**

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a) ______Yes __X__No

Identification of major federal programs:

- Moving to Work Demonstration Program (Assistance Listing No. 14.881)

Dollar threshold used to distinguish type A and B programs: $3,000,000

Auditee qualified as a low-risk auditee? __X__Yes ______No

II. Financial Statement Audit Findings

None.

III. Major Federal Awards Findings and Questioned Costs

None.

Housing Authority of the City of San Antonio

Schedule of Expenditures of Federal Awards
Year Ended June 30, 2023

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Assistance Listing Number	Grant Number	Expenditures	Amounts Passed Through To Subrecipients
Direct Programs				
United States Department of Housing and Urban Development:				
Section 8 Project-Based Cluster:				
Section 8 Moderate Rehabilitation	14.856	FW-4045K	$ 1,870,424	$ -
Section 8 New Construction/Subs Rehab:				
Villa de Valencia	14.182	TX59E000020	455,923	-
Reagan West	14.182	TX59E000018	61,342	-
Total Section 8 New Construction/Subs Rehab			517,265	-
Total Section 8 Project-Based Cluster			2,387,689	-
Housing Voucher Cluster:				
Section 8 Housing Choice Vouchers:				
Section 8 Veterans Affairs Supportive Housing—VASH	14.871		2,872,623	-
Emergency Housing Voucher Program	14.EHV		1,222,161	-
Section 8 Mainstream Voucher Program	14.879	FW-4045DV	1,851,737	-
Total Housing Voucher Cluster			5,946,521	-
Moving to Work (MTW) Demonstration Program:				
MTW—Low Rent Public Housing Authority Owned Housing	14.881	FW-1247	29,554,827	-
MTW—Section 8 Housing Choice Voucher Program	14.881	FW-4045V	134,153,911	-
MTW—2020 Capital Fund Program	14.881	TX59P006501-20	683,857	-
MTW—2021 Capital Fund Program	14.881	TX59P006501-21	5,851,274	-
MTW—2022 Capital Fund Program	14.881	TX59P006501-22	3,838,758	-
Total MTW Demonstration Program			174,082,627	-
Lead-Based Paint Capital Fund Program:				
2020 Lead-Based Paint Capital Fund Program	14.888	TX59L006501-20	2,000	-
Total Lead-Based Paint Capital Fund Program			2,000	-
Family Self-Sufficiency Program:				
2021 HCV/PH Combined FSS Grant	14.896	TX006FSS22TX4596	448,161	-
2022 HCV/PH Combined FSS Grant	14.896	TX006FSS23TX5042	457,557	-
Total Family Self-Sufficiency Program			905,718	-
Resident Opportunity and Supportive Services (ROSS)—Service Coordinators Grant:				
2021 ROSS—Service Coordinator	14.870	ROSS221724	176,002	-
Total ROSS—Service Coordinator Grant			176,002	-
Job-Plus Pilot Initiative	14.895	TX006FJP6JPH20	290,403	-
Economic Development Initiative - Community Project Funding and Miscellaneous Grants	14.251	B-22-CP-TX-0861	453,041	-
Total United States Department of Housing and Urban Development			184,244,001	-

(Continued)

Housing Authority of the City of San Antonio

Schedule of Expenditures of Federal Awards
Year Ended June 30, 2023

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Assistance Listing Number	Grant Number	Expenditures	Amounts Passed Through To Subrecipients
Pass-Through Programs				
Federal Transit Administration:				
Transit Services Programs Cluster:				
Passed through San Antonio Metropolitan Transit Authority				
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	TX-2021-010-00	60,738	-
Total Transit Services Programs Cluster			60,738	-
Total Federal Transit Administration			60,738	-
Total Federal Financial Assistance			$ 184,304,739	$ -

See notes to schedule of expenditures of federal awards.

Note 1. Basis of presentation

The accompanying Schedule of Expenditures of Federal Awards (SEFA) includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Note 2. Summary of Significant Accounting Policies

Expenditures reported in the SEFA are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Subrecipients: There were no subrecipients in the current year.

Low-rent expenditures represent the current-year operating subsidy from HUD.

Section 8 Program expenditures represent the current year earned annual contribution from HUD.

De minimis election: The Authority has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

A reconciliation of the SEFA to the statement of revenues, expenses and changes in net position for the year ended June 30, 2023, is as follows:

Total federal financial assistance per SEFA		$ 184,304,739
A. Federal assistance per statement of revenues, expenses and changes in net position:		
HUD operating subsidy and grant revenue	$ 180,809,551	
Other government grants	60,738	
Capital contributions	8,339,837	
B. Less grant revenue for multifamily properties separately reported to REAC:		
a. Sunshine Plaza—HUD Project No. 115-94026	(682,463)	
b. Pecan Hill—HUD Project No. 115-94027	(709,730)	
c. Springhill I PFC—HUD Grant No. TX59E000035	(834,683)	
d. Springhill II PFC—HUD Grant No. TX59E000036	(789,440)	
C. Less FY 2023 Capital Fund Financing Program principal payments	(1,889,071)	
		$ 184,304,739

(This page intentionally left blank.)

CohnReznick
ADVISORY • ASSURANCE • TAX

OPPORTUNITY HOME SAN ANTONIO AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2023

Presented to: Opportunity Home Board of Commissioners

March 27, 2024

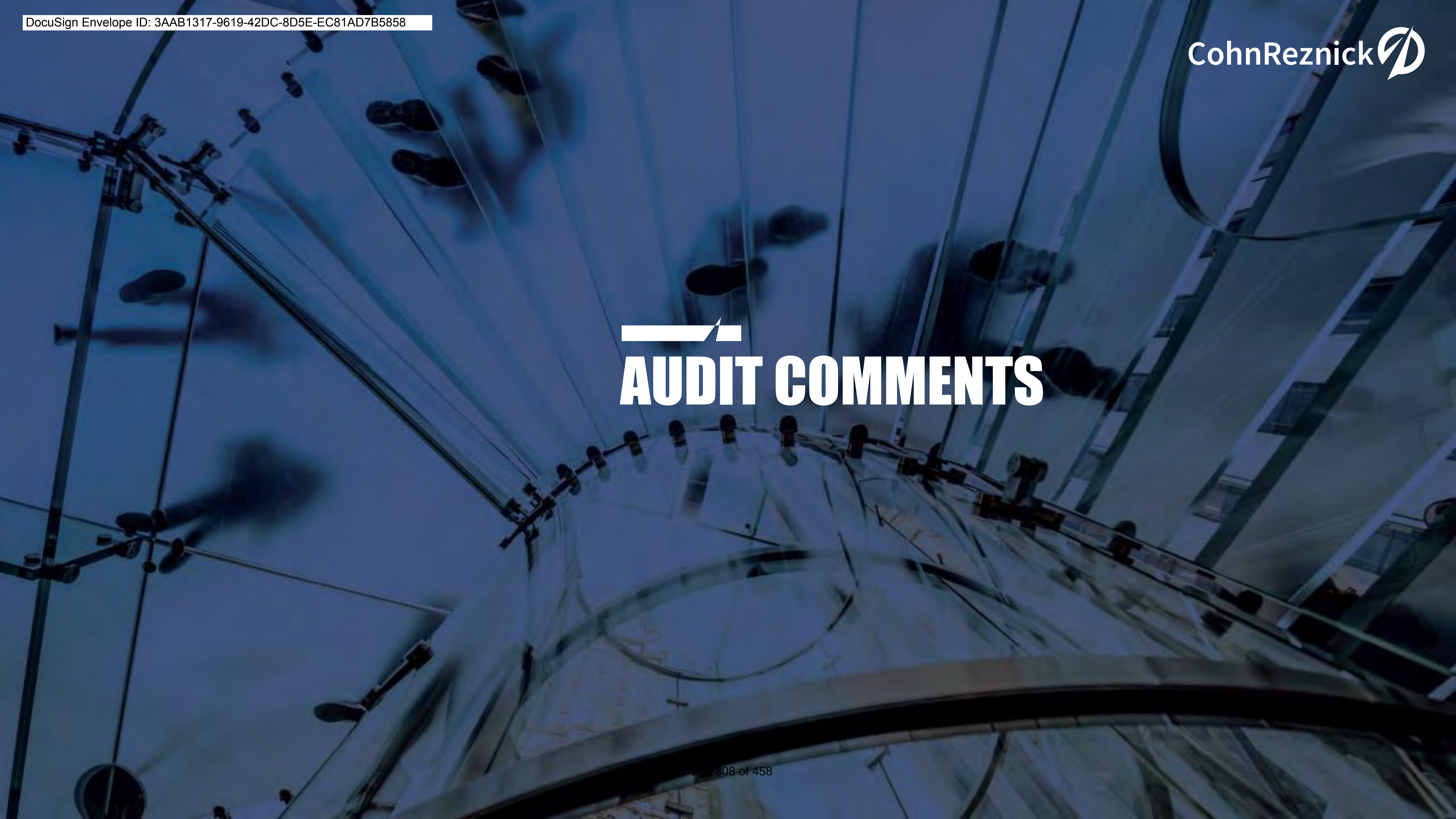
CohnReznick LLP

A member of Nexia International | CohnReznick is an independent member of Nexia International

CohnReznick

AGENDA

- Audit Comments
- Audit Plan and Results
- Required Communication
- New Accounting Updates


CohnReznick
AUDIT COMMENTS

AUDIT COMMENTS

Opportunity Home is a quasi-governmental agency in receipt of federal funds subject to three sets of auditing standards and results in three Auditor's Reports:

- Auditing standards generally accepted in the United States of America (GAAS)
- Generally Accepted Government Auditing Standards issued by the Comptroller General of the United States (GAGAS or Yellow Book)
- Auditing Standards required by Uniform Guidance (UG)
- All three reports are unmodified (clean) opinions and no control deficiencies or noncompliance reported

AUDIT COMMENTS

Independent Auditor's Report under GAAS:

- Audit of financial statement amounts and disclosures
- Result was an unmodified (clean) opinion
- We rely on other auditors for the financial information of pension plan and pension plan not audited under GAGAS
- Annual Report contains both audited and unaudited information

AUDIT COMMENTS

Independent Auditor's Report under GAGAS:

- Consideration of internal control over financial reporting and compliance with laws, regulations, contracts, and grant agreements which could have a material effect on the financial statements
- Reference to other auditors and pension plan not audited under GAGAS
- No opinion on internal control or compliance expressed
- Result was no deficiencies in internal control over financial reporting or noncompliance required to be reported

AUDIT COMMENTS

Independent Auditor's Report under UG:

- Audit of compliance for major federal programs and consideration of internal control over compliance with major federal programs
- One major federal program:
  - Moving To Work Demonstration Program (ALN 14.881)
- Result was an unmodified (clean) opinion over compliance
- No deficiencies in internal control deficiencies over compliance required to be reported

AUDIT COMMENTS

- Management and staff of Opportunity Home were extremely cooperative and well-prepared
- We performed no services for Opportunity Home which would impair our independence
- Serving as Opportunity Home's audit firm of choice is a pleasure and an honor

AUDIT PLAN AND RESULTS

AUDIT PLAN AND RESULTS

Plan as Discussed with Management:

- Interviewed Opportunity Home personnel, updated documentations of systems and processes, performed walkthroughs for (1) Financial Reporting, (2) Cash Receipts/Disbursements, (3) Journal Entries, (4) Payroll, (5) Cash, (6) Investments, (7) Housing Assistance Payments Eligibility/Occupancy/Admissions/Terminations, (8) Employee Expense Reimbursements
  - No material weaknesses or significant deficiencies in internal controls over financial reporting or over compliance were identified

AUDIT PLAN AND RESULTS

Plan as Discussed with Management:

- Held fraud discussions with key management and operational personnel
  - No instances of fraud or other significant areas of concern were identified by management

- We reviewed and tested the 6/30/2023 reconciliations for cash/investments, receivables, allowance for doubtful accounts, accounts payable, unearned revenue, and notes payable
  - We obtained copies of the reconciliations and tested accordingly, agreed balances with the general ledger and agreed the balances with confirmations where applicable

AUDIT PLAN AND RESULTS

Plan as Discussed with Management:

- Detail tested capital assets, including management's depreciation of capital assets
  - Capital assets additions, disposals, and resulting gain/loss on disposals were detail tested and reconciled to supporting schedules

- We reviewed and tested program revenues, as well as operating and non-operating expenses

AUDIT PLAN AND RESULTS

Plan as Discussed with Management:

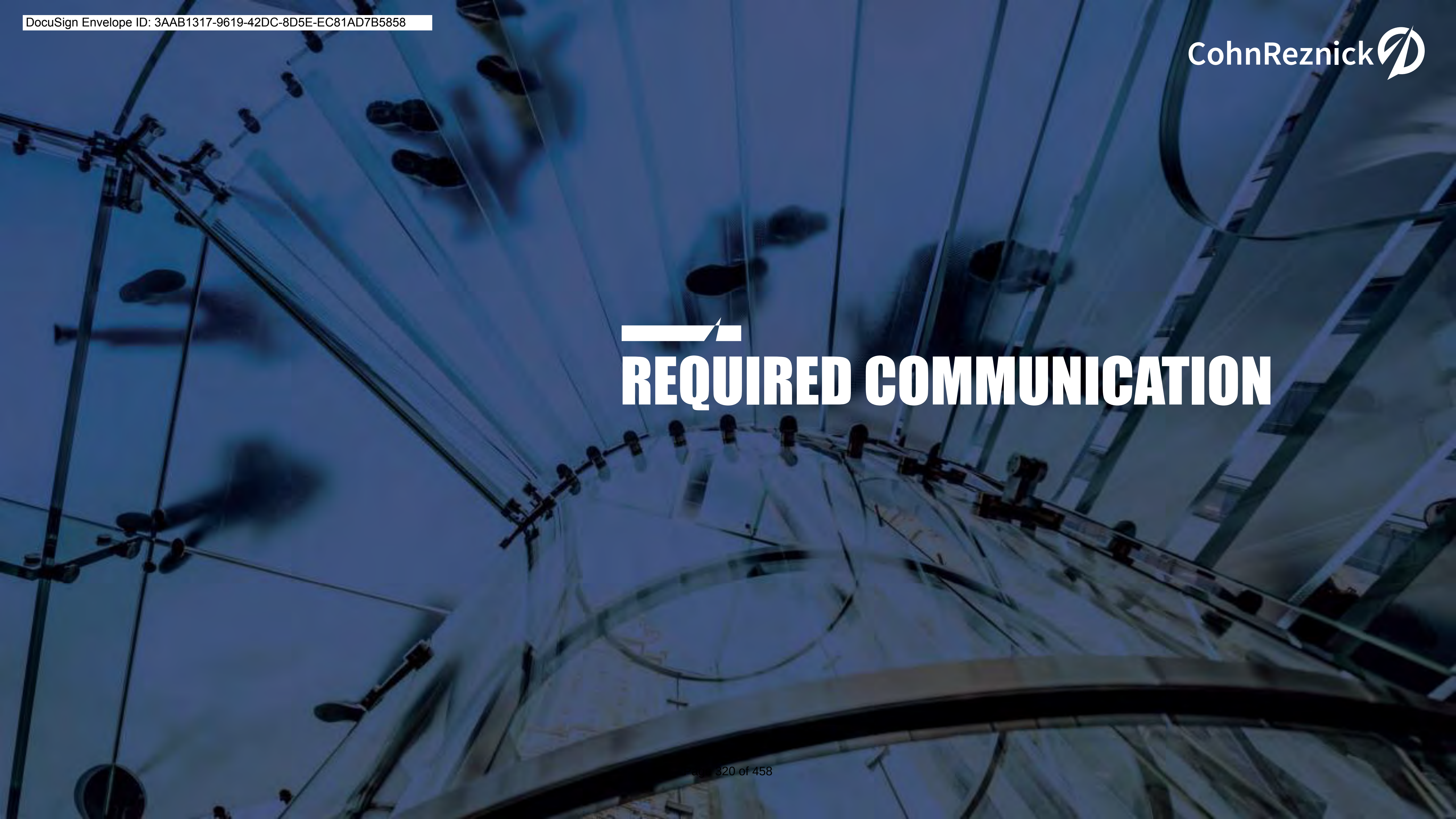
- Issued separate audit reports for the following component units which contained unmodified opinions:
  - San Antonio Housing Facility Corporation
  - Sendero I Public Facility Corporation
  - Springhill/Courtland Heights Public Facility Corporation
  - Converse Ranch, LLC
  - SP II Limited Partnership
  - O'Connor Road Limited Partnership
  - Refugio Street Limited Partnership

- The financial statements of the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust were separately audited by other auditors.

AUDIT PLAN AND RESULTS

Plan as Discussed with Management:

- We audited the Financial Data Submission prepared by management
- We audited the Schedule of Expenditures of Federal Awards prepared by management and determined the major programs for compliance testing under the requirements of the Uniform Guidance
  - The following program was identified as a major program: Moving to Work Demonstration Program (ALN 14.881)
  - No material instances of noncompliance were noted



CohnReznick

REQUIRED COMMUNICATION

REQUIRED COMMUNICATION

- Auditor's Responsibility Under Generally Accepted Auditing Standards and Government Auditing Standards
  - Express an opinion as to whether the financial statements, prepared by management, are fairly presented in all material respects, in conformity with the accounting principles adopted by Opportunity Home
  - Plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement
  - Consider internal control over financial reporting and compliance with certain provisions of laws, regulations, contracts, and grant agreements

REQUIRED COMMUNICATION

- Other Comments
  - Management is responsible for the selection and use of appropriate accounting policies
  - We noted no transactions entered into by Opportunity Home and related accounting policies during the year for which there was a lack of authoritative guidance or consensus
  - There were no disagreements or difficulties with management
  - There were no consultations with other accountants regarding auditing or accounting matters
  - Significant estimates applicable to Opportunity Home are as follows:
    - Allowance for doubtful accounts
    - Useful lives of capital assets

REQUIRED COMMUNICATION

- Significant Audit Adjustments/Summary of Audit Differences
  - In connections with our procedures, there were no posted audit adjustments identified by CohnReznick

CohnReznick

NEW ACCOUNTING UPDATES

NEW ACCOUNTING UPDATES

Standards implemented during FYE 6/30/23

- GASB No. 96 – Subscription-Based Information Technology Arrangements (SBITA): Requires recognition of right to use assets and liabilities for information technology software
  - Annual required payments over life of agreements are discounted to present value and recognized as a payable with expense recognized over life of agreement
  - See Note 5

NEW ACCOUNTING UPDATES

GASB No. 101 – Compensated Absences

- Statement standardizes when liabilities for different types of leave offered by governments should be recognized
- Simplifies disclosure requirements related to compensated absences
- Effective for periods beginning after December 15, 2023, FYE 6/30/25 for AH

CohnReznick

CONTACT

Eric A. Rumberger, CPA
Partner
Charlotte, NC

(704) 315-5388
Eric.Rumberger@CohnReznick.com

Chelsey Glass, CPA
Manager
Charlotte, NC

(704) 817-8495
Chelsey.Glass@CohnReznick.com

SMWBE + Section 3 Update

Muriel Rhoder
Chief Administrative Officer

George M. Ayala
Director of Procurement

OPPORTUNITY HOME SAN ANTONIO

SWMBE and Section 3

SWMBE

Small, Women-Owned, and Minority Business Enterprises

SWMBE refers to independently owned and operated small businesses that are **at least 51% owned**, controlled, and actively managed by **women or individuals from minority groups**.

These businesses play a crucial role in promoting diversity, innovation and economic growth within the marketplace.

Through certification programs and policies, SWMBEs are provided with increased opportunities for business development and access to government contracts and other resources to support their growth.

Section 3

Purpose of Section 3

HUD's Section 3 program ensures that federal financial assistance for housing and community development programs creates **employment and economic opportunities for low-income individuals, particularly those receiving government housing assistance**.

The program requires recipients of certain HUD financial assistance to provide job training, employment, and contract opportunities to residents in their neighborhoods.

The program aims to foster local economic development, neighborhood improvement, and individual self-sufficiency.

SWMBE

Disparity Study

Keen Independent Research LLC conducted a disparity study for Opportunity Home to analyze whether there are disparities in the utilization of minority- and woman-owned firms in Opportunity Home contracts as well as to examine conditions in the local marketplace for minority-, woman-, veteran-, disabled individual- and LGBT-owned businesses.

What was covered?

- The 2022 Disparity Study started in May 2022 and concluded with submission of a draft report in December 2022.
- Analyzed 2,119 contracts/subcontracts awarded from FY 2017 through FY 2021.
- Public input. Availability survey reached 4,000 businesses and more than 185 businesses were contacted for in-depth interviews.
- Survey showed race and gender disparities
  - Difficulties in the marketplace
  - Barriers to learning about work
  - Barriers to access to capital and bonding
  - Other barriers to obtaining and performing public sector work

Contracts Managed by Opportunity Home

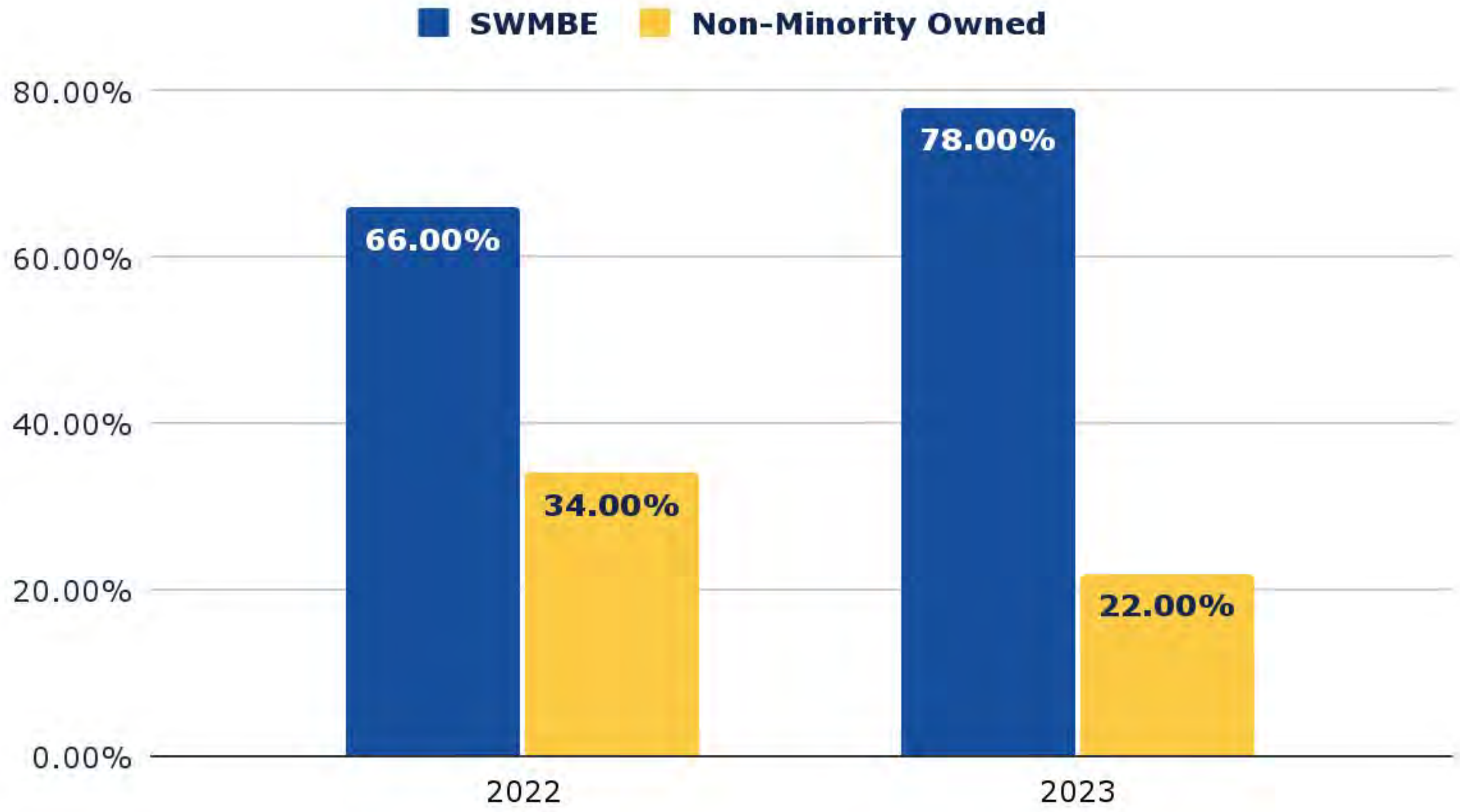
FY2017 – FY2021

	Utilization	Availability
African American-owned	0.68	4.45%
Asian-Pacific American-owned	1.95%	0.03
Subcontinent Asian American-owned	0.00%	0.18
Hispanic American-owned	33.43%	36.87%
Native American-owned	0.01	4.96%
Total MBE	**36.07%**	**46.50%**
WBE (white woman-owned)	7.51%	7.90%
Total MBE/WBE	**43.58%**	**54.40%**
Majority-owned	56.42%	45.60%
Total	**100.00%**	**100.00%**

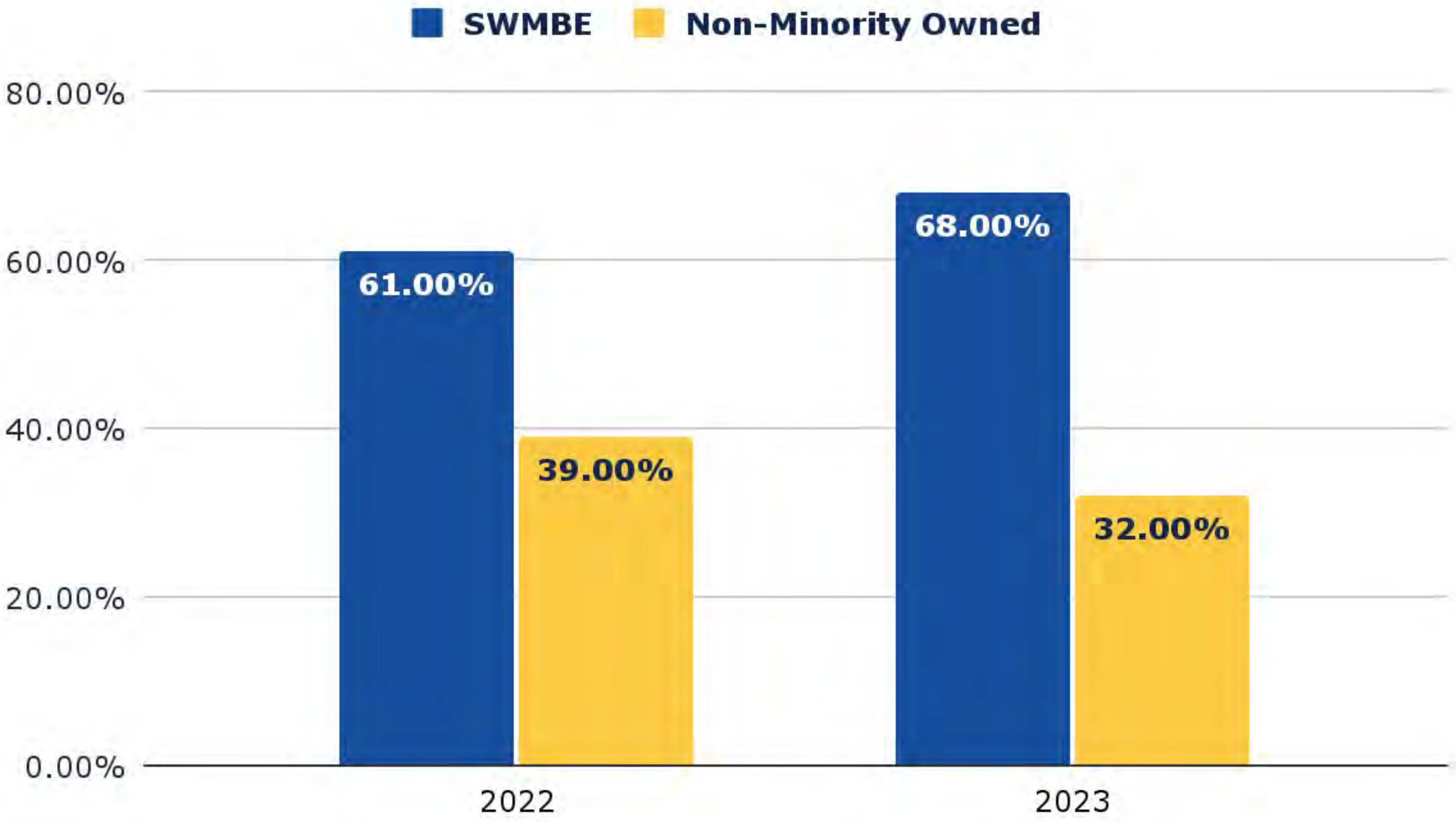
OPPORTUNITY™ HOME SAN ANTONIO

SWMBE Outreach Efforts

- Supply San Antonio
- Bexar County Business Conference
- San Antonio Apartment Association (SAAA)
- Fair Contracting Coalition (FCC)
- South Central Texas Regional Certification Agency (SCTRCA)
- Both the San Antonio and Northwest Chamber of Commerce
- San Antonio Small Business Ecosystem Coalition



Responses by Designation



Outcome by Designation

Section 3 Outreach Efforts

Vendor Outreach

- Quarterly Vendor Webinars
- Monthly Vendor Outreach
- New Vendor Registration

Careers for Residents

- Job Opportunities
- Section 3 Worker Registry

OPPORTUNITY™ HOME SAN ANTONIO

Section 3 + SWMBE Audit Overview

Audit Results

FY 23-24 Audit of Procurement:
Oversight of Vendor Compliance for Section 3 and SWMBE

There were eight "Findings," and five "Observations"

- Four Significant Deficiencies
- Four Internal Control Deficiencies
- Five Observations

Updates to the Section 3 Guidebook became effective November 30, 2020, and modified benchmarks to be based on the number of labor hours worked, instead of the number of Section 3 workers employed.

Of the eight "Findings":

- Four were related to outdated information
- Three were related to standard operating procedures needed
- One was related to tracking information

Of the five "Observations":

- Three were related to standard operating procedures needed
- One was related to outdated information
- One was related to standardizing information

Internal Audit will provide a more detailed overview, as part of the Internal Audit Update at the Finance Committee meeting in May.

Supply SA Update

Supply SA Background

- U.S. Congressman Joaquin Castro tasked a research team, led by Drexel University, with understanding the procurement economy in San Antonio and its effects on Latino and Black-owned businesses.
- The results indicate **disparities exist and across 13 local agencies in San Antonio**, 15% of total procurement **spending** ($3.3 B) went to Latino and Black-owned businesses in 2021 (Opportunity Home **spent** 20% in 2021).
- A Procurement meeting was held with the CEOs of the 13 local agencies in late 2022, where a CEOs Working Group was developed that also included the Mayor, County Judge, and Henry Cisneros.
- An Accountability Council comprised of the Mayor, County Judge, Congressman Joaquin Castro, and State Representative Barbara Gervin-Hawkins was organized.
- In addition, a Procurement Innovation Council was developed, which included the procurement officers and SWMBE specialists from the 13 agencies.

OPPORTUNITY™ HOME SAN ANTONIO

Supply SA Charge

- The Procurement Innovation Council was tasked with upgrading the San Antonio procurement system with a **focus on the following key challenges**:
  - Fragmentation needs to be addressed
  - Supplier diversity as economic development
  - Capital must be integrated
- One-on-One Sessions were held with each public agency and the local procurement support team in early 2023 to discuss the following initial **challenges identified by minority-owned businesses**:
  - Vendor portals
  - Certifications
  - De-bundling
  - Forecasting
  - Vendor Requirements

Future of the Procurement Initiative

- The progress and sustainability of this effort requires a permanent organizational model comprised of:
  - Coordination
  - Progress tracking and standardized reporting
  - Procurement Service Center

- A Sub-Committee of CEOs was developed to determine the best path forward.
- The latest meeting of the CEOs was held on February 27, 2024, where a proposal on the path forward was discussed and included the following:
  - Increase availability (acumen) of local small businesses
  - Increase utilization of local small businesses
  - Implement a 2-year pilot program for a Procurement Service Center funded by the participating agencies
- A memorandum of understanding was drafted and provided to the participating agencies and the responses are currently being consolidated.

Questions?

OPPORTUNITY HOME SAN ANTONIO

Development Activities
Update and Discussion

Brandee Perez, Hector Martinez, Melissa Garza,
Miranda Castro and Susan Ramos-Sossaman

OPPORTUNITY HOME SAN ANTONIO

Pre-Construction

Pre-Construction

Project Name	Developer	# Units	Council District	Deal Type	Financing	Board Approval Date	Target Construction Start Date
Alazan Expansion	Opportunity Home	88	D5	Self Developed	MTW/CoSA Bonds	Dec. 2022	Summer 2024
Victoria Commons Townhomes	Catellus Development Corporation	TBD	D1	Private Market	TBD	Sept. 2019	2025
Victoria Commons North Pond	Catellus Development Corporation	110	D1	Tax Credit	4% Tax Credit and Bonds	Oct. 2023	2027
Victoria Commons South Pond	Catellus Development Corporation	TBD	D1	PFC	TBD	Sept. 2019	2028

Alazan Expansion

OVERVIEW

Project Description: The Alazan Expansion is a critical piece to the success of the overall Alazan Masterplan. The new construction will offset units that must be relocated away from the Alazan Courts and provide a phasing plan that aims to ensure no displacement of families from the near-Westside neighborhood during redevelopment.

Deal Type: Self Development

Financing: Housing Bond $8,227,426 and MTW funds $20,889,018

Board Approval Date: 12/07/2022

Total Development Cost: $29,166,144

General Contractor: Unknown

Management Company: Beacon Communities

OPPORTUNITY HOME SAN ANTONIO

Alazan Expansion

Unit Information	
# Units	**PBV**
88	88

Environmental review (ERR) is in the final stage.

Historical designation resulted in a delay.

ERR is needed for disposition application to HUD. Disposition will take between 60 to 90 days to be reviewed and approved.

General Contractor selection process is underway as of **April 2024**.

Awarded CoSA fee waivers

- SAWS Waiver Award Amount $250,000
- City Waiver Award Amount $68,055

Anticipated construction start date is scheduled for **August 2024**.

OPPORTUNITY™ HOME SAN ANTONIO

Victoria Commons

Victoria Commons
Townhomes

Signed Purchase and Sales Agreement (PSA) with two builders

First takedown completed in **January 2024**

Second takedown completed in **March 2024**

Catellus is planning to officially introduce the two builders to the community

On-going builder design review by the ARC (Architectural Review Committee)

Phase 3 takedown expected to be **June 2024**

Victoria Commons

Multi-family Status

Preliminary Study
Zoning Site Plan Amendment – approval letter to be issued to specify combined 410 units for the two sites

Preliminary Schematic Design by Alamo Architect

Complete without unit testing fit

Pricing info from GC Q3 2023 with additional update expected next month

Victoria Commons
North Pond

Funding Structure
4% tax credit

Total Units
110

Unit Mix
- 12 units at 30% AMI
- 98 units at 80% AMI

Bond reservation application package will be re-submitted in **April 2024**. With the expectation to be awarded Q4 2024 and the option to have 3-year carry forward through 2027.

Next step is to **reissue RFP** for pricing and financial structure.

Victoria Commons
South Pond

Concept Plan - Elevation (South Site)

Funding Structure
PFC

Total Units
300

Proposed as of February 2024

Unit Mix
- 30 units at 60% AMI
- 120 units at 80% AMI
- 150 units Market Rate

South Pond is estimated to begin construction in 2026.

OPPORTUNITY HOME SAN ANTONIO

Bond Inducement

Board Approved Bond Inducement

Project	Location	Total Dev. Cost	Units	Anticipated Partnership Agreement	Bond Issuance Fee
Ingram Square (Issue of bonds only)	5901 Flynn Dr, San Antonio, TX 78228	$25,000,000	120	N/A	$170,000
Fields at Somerset	Off of Somerset Rd, Inside IH-35	$92,679,102	350	January 2025	$700,000
Augustine @ Palo Alto Phase 1	Near the Southeast Corner of SH 16 and Loop 410	$81,179,517	348	May 2025	$550,000
Augustine @ Palo Alto Phase 2	Near the Southeast Corner of SH 16 and Loop 410	$84,260,546	372	August 2026	$600,000
Total			**1,190**		**$2,020,000**

OPPORTUNITY HOME SAN ANTONIO

Under Construction

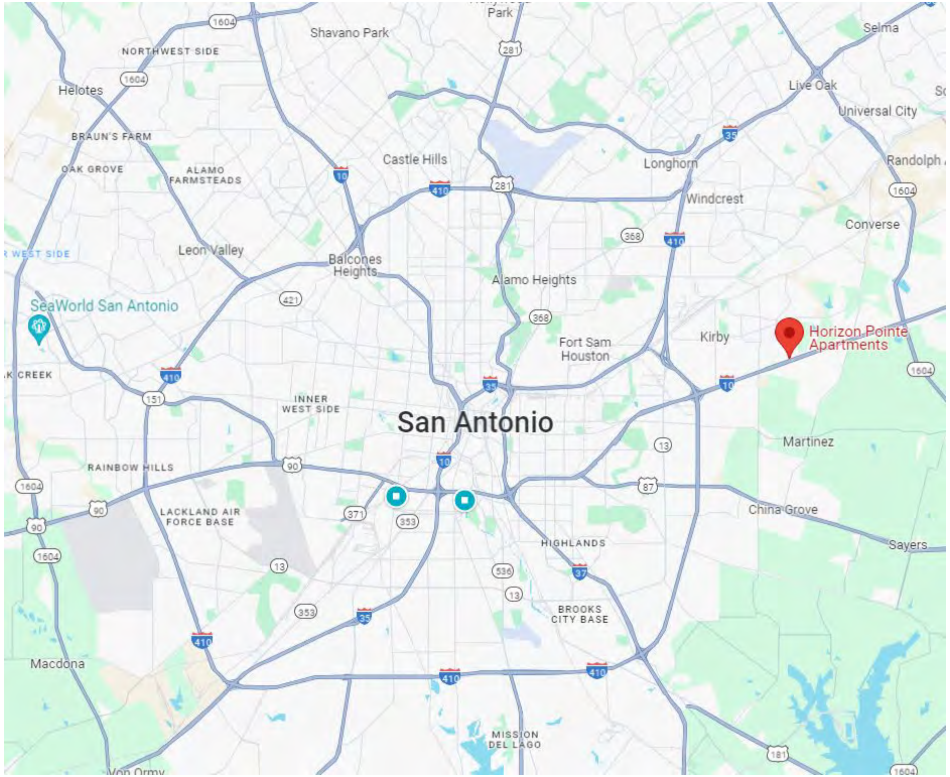
Projects Under Construction

Community	Total Units
Horizon Pointe	312
Josephine	259
Snowden Road	135
The Baltazar (Fiesta Trails)	60
Palo Alto	336
Potranco	360
Vista at Silver Oaks	76
Vista at Reed	70
Westside Reinvestment Initiative (WRI)	25
Total	**1,633**

OPPORTUNITY™ HOME SAN ANTONIO

Horizon Pointe

OVERVIEW



Project Description
The project is located in Council District 2 within San Antonio ISD, at 2411 Woodlake Parkway, San Antonio, TX 78244.

Deal Type
Tax Credit

Financing
4% Tax Credit and Bonds

Board Approval Date
10/7/2021

Total Development Cost
$65,639,352

Development Partner
Integrated Realty Group, Inc.

General Contractor
Cadence McShane Construction

Management Company
Alpha-Barnes Real Estate Services

OPPORTUNITY HOME SAN ANTONIO

Horizon Pointe

Horizon Pointe

Unit Information				
# Units	30%	40%	50%	70%
312	20	35	106	151

Construction Completion Date
April 2024

Percent Complete
98%

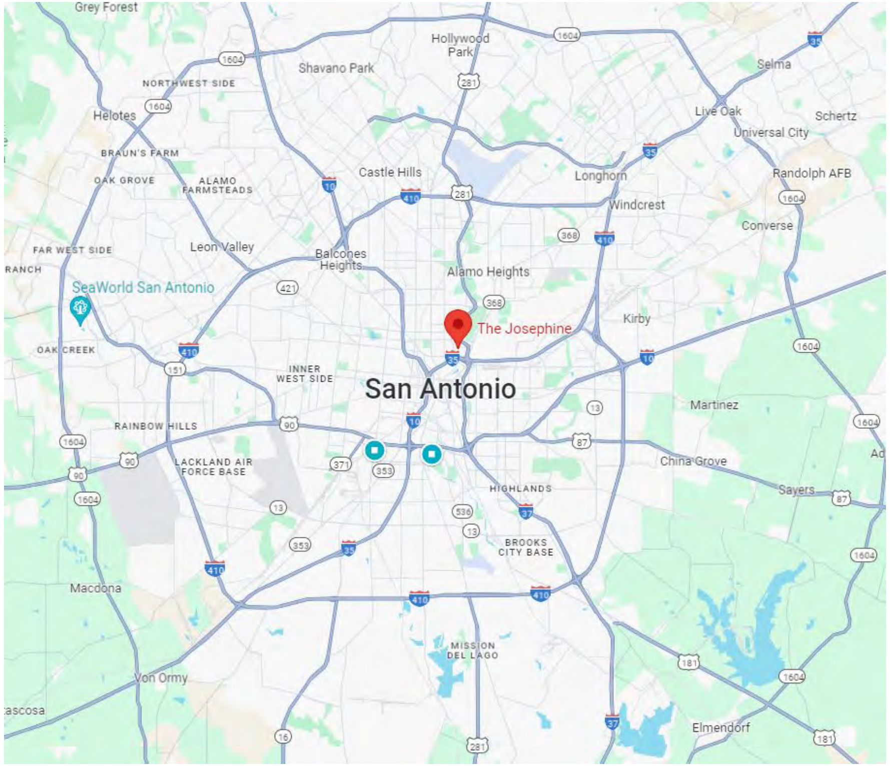
Pre Leased
100%

11 of 13 Buildings have Certificates of Occupancy issued

Certificates of Occupancy for final three buildings to be delivered in April 2024

Josephine

OVERVIEW



Project Description
The project is located in Council District 1 within San Antonio ISD. The Project is located at 218 W Josephine St, San Antonio, TX 78212.

Deal Type
PFC

Financing
Conventional Loan

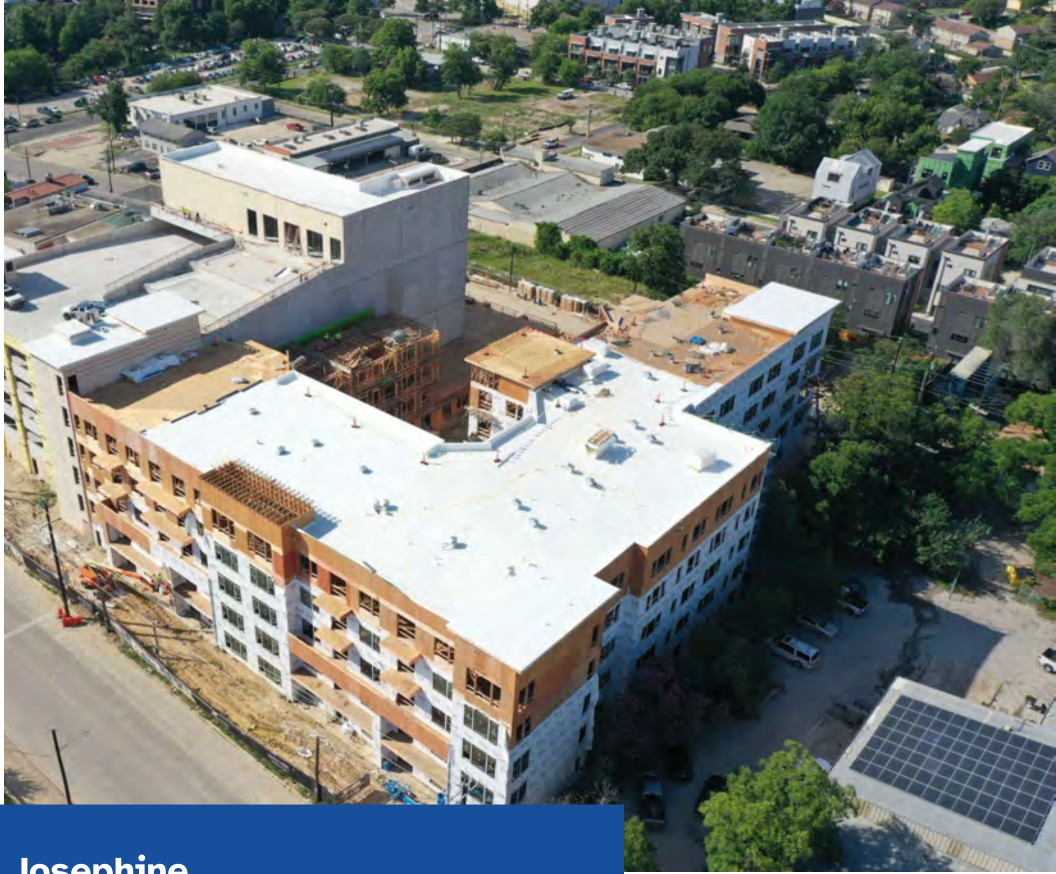
Board Approval Date
8/13/2020

Total Development Cost
$68,463,888

Development Partner
Lynd Development Partners

General Contractor
Bartlett Cocke Residential

Management Company
The Lynd Company



Josephine

OPPORTUNITY HOME SAN ANTONIO

Josephine

Unit Information			
# Units	60%	80%	Market
259	26	104	129

Construction Completion Date
August 2024

Percent Completion
88.54%

Pre Leased
93.54%

Unit finishes in progress

Balcony Railings near complete

Amenities wood trim and other finishes in progress

Aluminum storefront windows are approximately **85% complete**

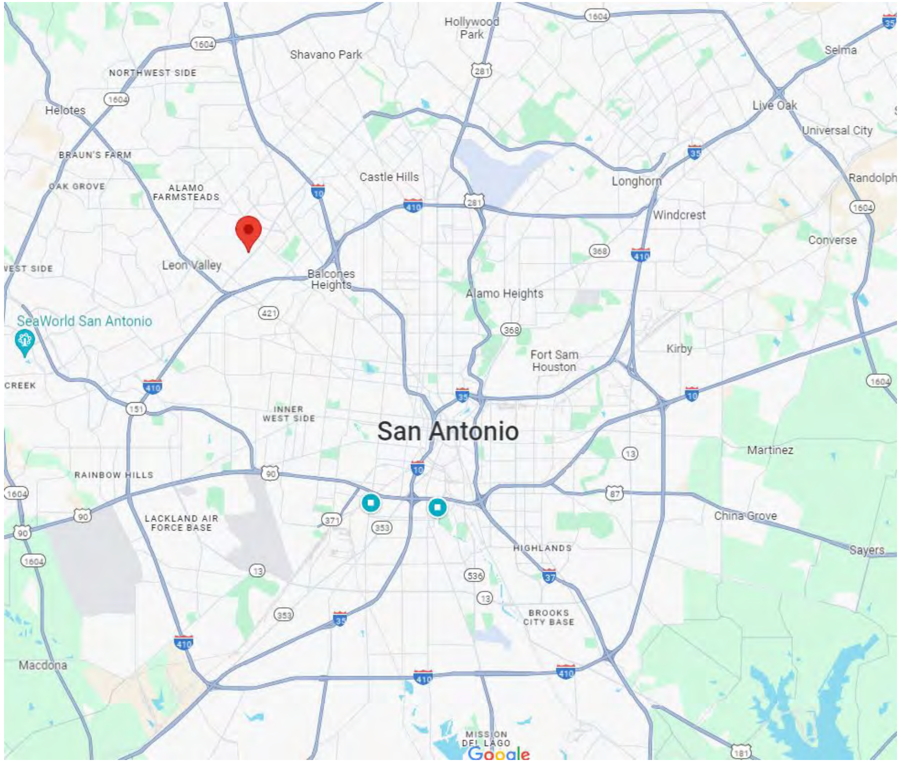
Unit doors, wood trim and shelving in progress

Cabinet installation in progress

OPPORTUNITY HOME SAN ANTONIO

Snowden

OVERVIEW



OPPORTUNITY™ HOME SAN ANTONIO

Project Description: The project is located in Council District 7 within Northside ISD, at 7223 Snowden Crest, San Antonio, TX 78240. The land is owned by Opportunity Home.

Deal Type
Self Developed (Tax Credit)

Financing
9% Tax Credits

Board Approval Date
9/7/2022

Total Development Cost
$34,700,554

Development Partner
Opportunity Home San Antonio

General Contractor
Franklin Construction

Management Company
HomeSpring Residential Services

Snowden Road

Snowden Road

Unit Information				
# Units	Income Based	30%	50%	60%
135	54	14	26	41

Construction Completion Date
September 2024

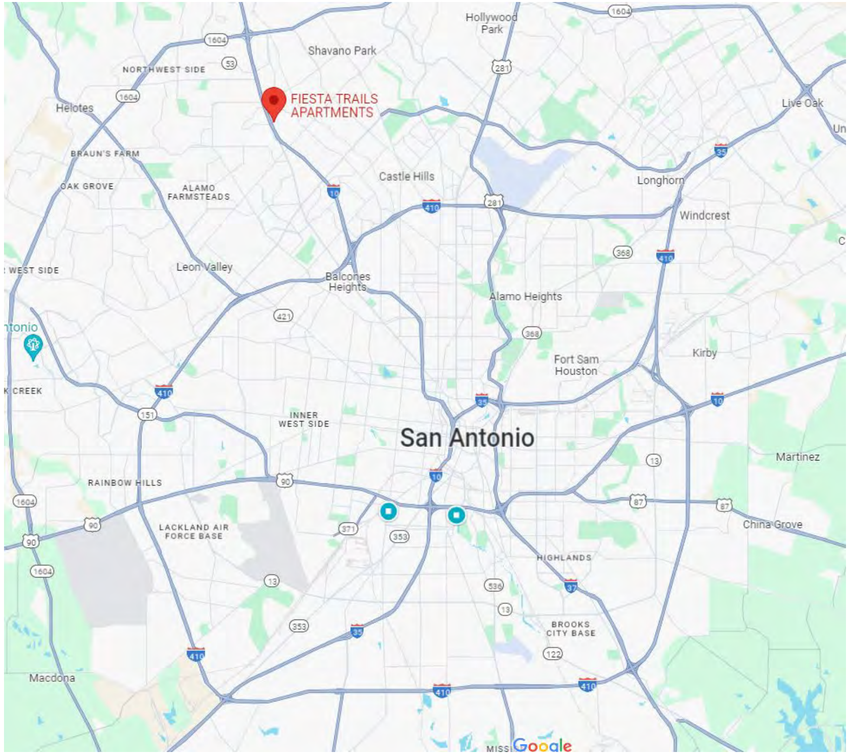
Percent Complete
68.38%

The ownership team is encouraging the general contractor Franklin Construction to increase crew sizes to accelerate the construction schedule.

The general contractor has incurred several delays and has been required and compensated for increased labor crews and worked extended hours and weekends. Opportunity Home and Baker Tilly have creatively and diligently worked with Franklin Construction on acceleration schedules in an effort to deliver a quicker completion.

The Baltazar (Fiesta Trails)

OVERVIEW



Project Description
The project is located in Council District 8 within Northside ISD, at 12485 W Interstate 10, San Antonio, Texas 78257.

Deal Type
Tax Credit

Financing
9% Tax Credits

Board Approval Date
3/1/2023

Total Development Cost
$20,872,241

Development Partner
The NRP Group

General Contractor
NRP Contractors

Management Company
NRP Management

OPPORTUNITY™ HOME SAN ANTONIO

The Baltazar (Fiesta Trails)

The Baltazar (Fiesta Trails)

Unit Information			
# Units	30%	50%	60%
60	6	24	30

Construction Completion Date
December 2024

Percent Complete
47%

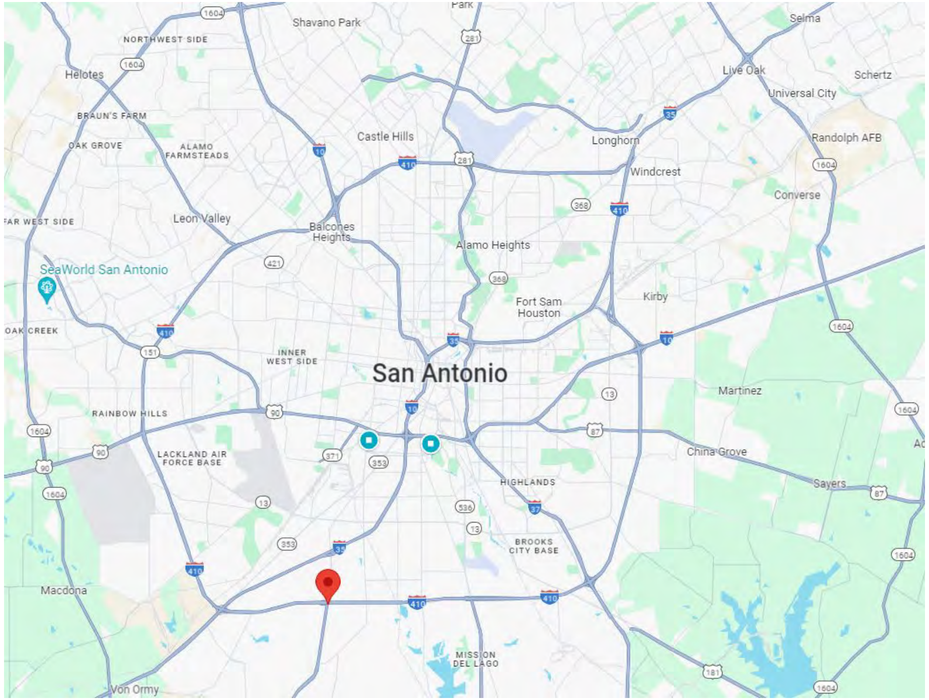
Project hasn't experienced any delays and is currently **on schedule**.

In the next 30 days the following is scheduled to be completed.

- AC ductwork, electrical wiring and plumbing installation, exterior finishes at Clubhouse
- Framing on Buildings 1 and 2
- Sewer inspections and water service tie-in

Palo Alto

OVERVIEW



Project Description

The project is located in Council District 4 within Southwest School District, at 9930 Poteet Jourdanton Fwy, San Antonio, Texas 78224.

Deal Type

Tax Credit

Financing

4% Tax Credit and Bonds

Board Approval Date

4/6/2022

Total Development Cost

$67,848,057

Development Partner

Streamline

General Contractor

Palo Alto Joint Venture

Management Company

Barnes Real Estate Services, LLC

OPPORTUNITY HOME SAN ANTONIO

Palo Alto

OPPORTUNITY™ HOME SAN ANTONIO

Palo Alto

Unit Information					
# Units	30%	40%	50%	60%	70%
336	16	16	32	244	28

Construction Completion Date
December 2024

Percent Complete
50%

Clubhouse to be completed in **May 2024**

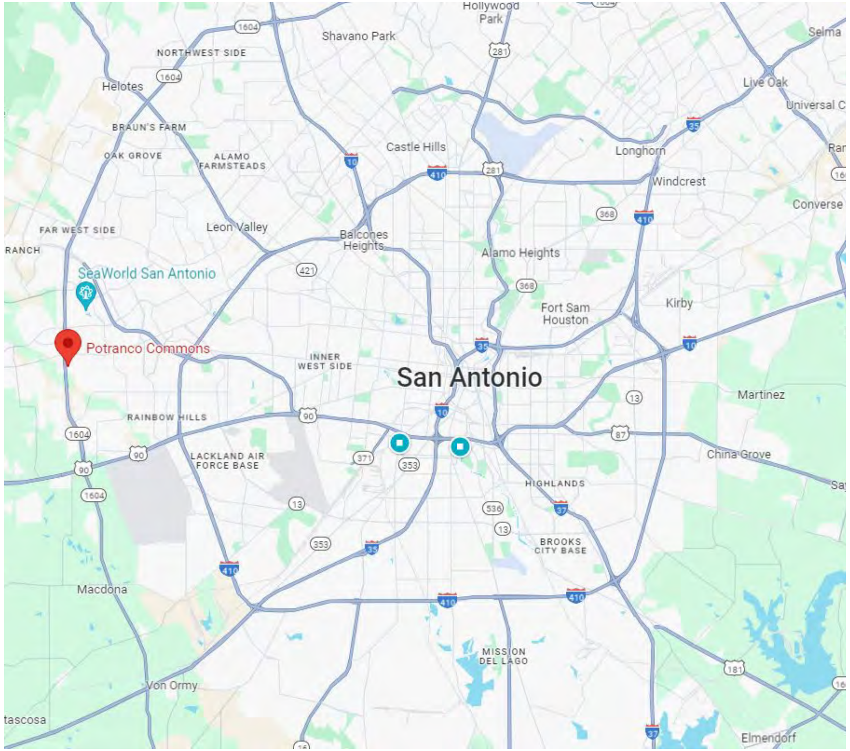
Framing is **100% complete** and roofed on all 11 buildings

7 of 11 residential buildings in various stages of fire sprinkler piping, AC ductwork, electrical wiring, and plumbing installations

Window shortage caused some initial delays

Potranco

OVERVIEW



Project Description

The project is located in Council District 4 within Northside ISD, at 202 W Loop 1604 S, San Antonio, TX 78245.

Deal Type

PFC

Financing

Conventional Loan

Board Approval Date

12/3/2020

Total Development Cost

$67,914,812

Development Partner

Lynd Development Partners

General Contractor

Hasen Design Build and Development

Management Company

The Lynd Company

OPPORTUNITY™ HOME SAN ANTONIO

Potranco

Potranco

Unit Information			
# Units	60%	80%	Market
360	36	144	180

Construction Completion Date
December 2024

Percent Complete
68%

Pre Lease
72.58%

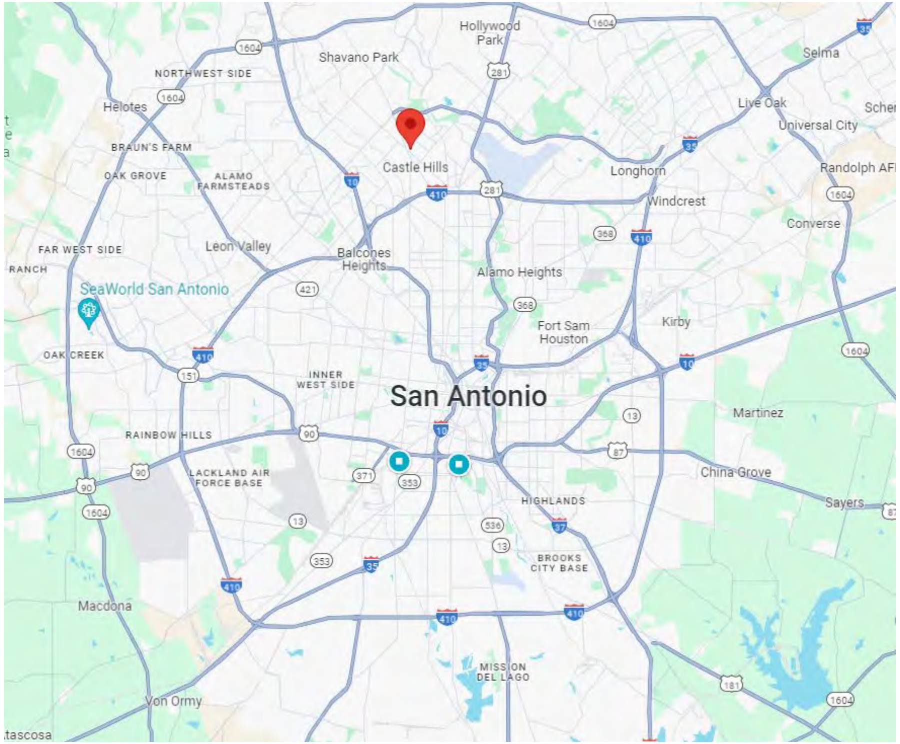
OPPORTUNITY HOME SAN ANTONIO

Total of 16 Buildings

- 2 Buildings have received their Certificate of Occupancy and Management has started leasing units.
- 2 Buildings are at punch-out, pending COSA inspections for Temporary Certificate of Occupancy.
- 5 Buildings are approximately 80% complete.
- 4 Buildings are at approximately 50% complete
- 3 Buildings are approximately 35% complete
- Project was originally scheduled to be completed in summer of 2023, but due to transformer delays, staffing issues, legal issues with a sub-contractor the project has incurred several lengthy delays

Vista at Silver Oaks

OVERVIEW



Project Description

The project is located in Council District 9 within North East ISD at 11210 Brazil Drive, San Antonio, Texas 78213

Deal Type

Tax Credit

Financing

9% Tax Credits

Board Approval Date

4/3/2023

Total Development Cost

$28,147,350

Development Partner

Atlantic Pacific Companies

General Contractor

Atlantic Pacific Community Builders

Management Company

Atlantic Pacific Management Companies

Vista at Silver Oaks

OPPORTUNITY HOME SAN ANTONIO

Vista at Silver Oaks

Unit Information			
# Units	30%	50%	60%
76	8	23	45

Construction Completion Date
January 2025

Percent Complete
30%

Buildings #1-3
Framed up to the 2nd floors.

Building #4
Sheathing the 2nd floor walls (partial roof trusses installed). Plumbers working on rough in work throughout the 1st floor of building #4.

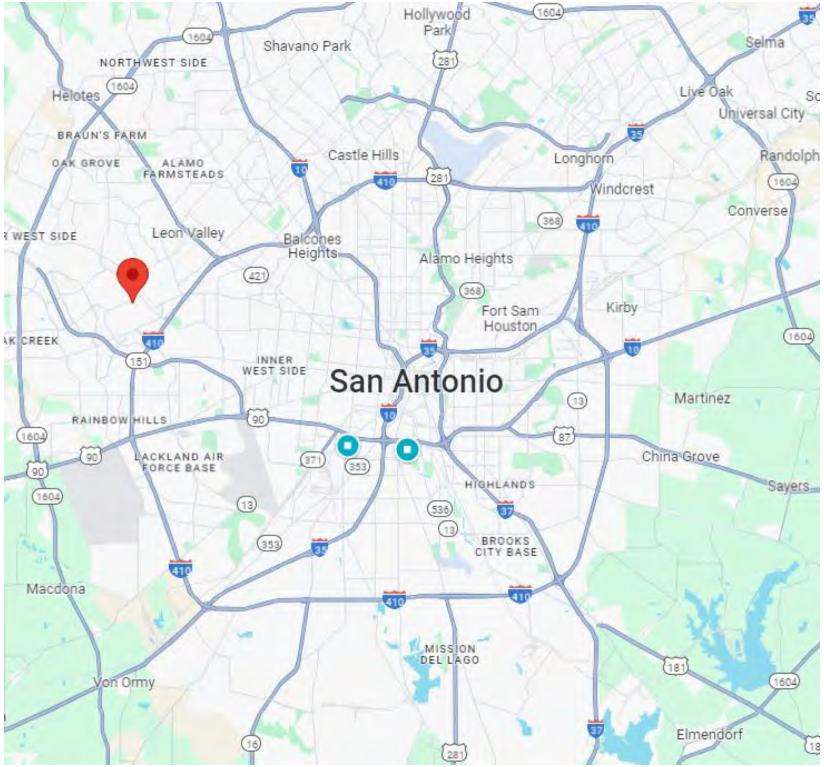
Building #5
Installed roof decking.

Building #6
2nd floor framing complete.

Building #7
Framing and Deck complete up to 2nd floor.

Vista at Reed

OVERVIEW



Project Description: The project is located in Council District 6 within Northside ISD, at 8327 Reed Road, San Antonio, Texas 78251.

Deal Type: Tax Credit

Financing: 9% Tax Credits

Board Approval Date: 12/6/2023

Total Development Cost: $22,000,428

Development Partner:
Atlantic Pacific Companies

General Contractor:
Atlantic Pacific Community Builders

Management Company:
Atlantic Pacific Community Management

Vista at Reed

OPPORTUNITY HOME SAN ANTONIO

Vista at Reed

Unit Information					
# Units	20%	30%	50%	60%	Market
56	2	4	13	36	1

Construction Completion Date
March 2025

Percent Complete
15%

General Sitework and Utilities

Site clearing is completed

Site stormwater runoff mitigation is installed

Site entrance has been installed

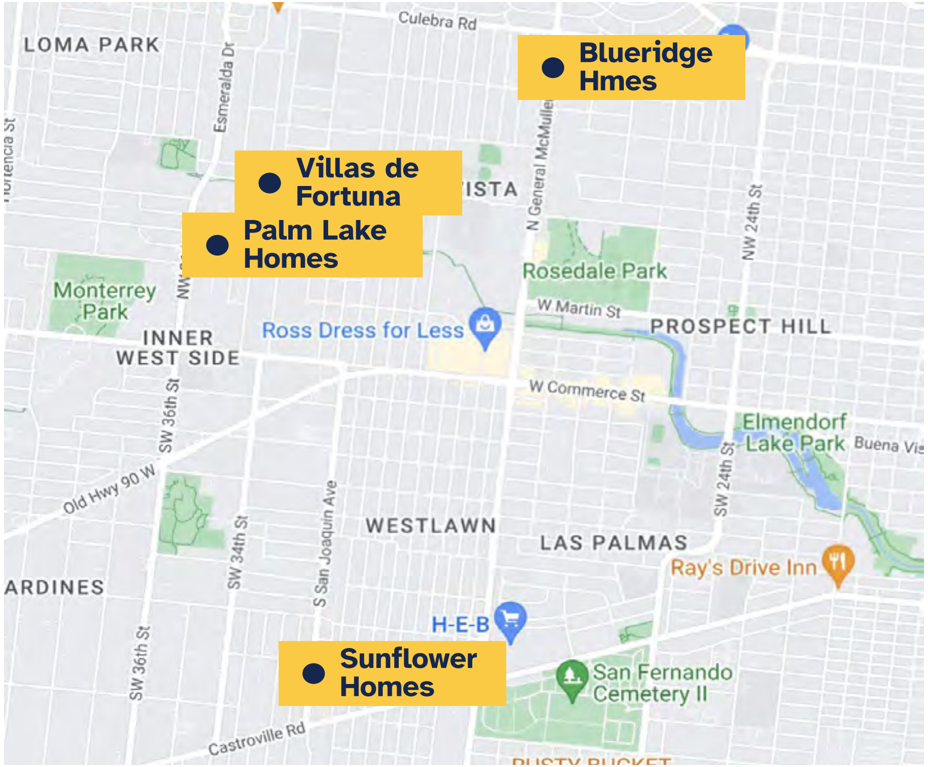
Construction fence has been installed

All building pads ready for underground plumbing

Drive areas largely complete to rough grade

Westside Reinvestment Initiative

OVERVIEW



OPPORTUNITY HOME SAN ANTONIO

Project Description

The project is located in Council District 5 within San Antonio ISD on Opportunity Home San Antonio owned land. Currently 25 homes are planned to be developed over a series of phases, with the first 5 homes nearing completion.

Deal Type

Self-Developed

Financing

Hope VI/Sale Proceeds/CoSA Bonds

Board Approval Date

7/2/2020

Total Development Cost

$4,775,795

General Contractor

Brizo Construction, LLC.

Westside Reinvestment Initiative (WRI)

Westside Reinvestment Initiative (WRI)

Unit Information		
# Units	**60%**	**80%**
25	5	20

Estimated Construction Completion Date:
February 2026

Phase I (9 Homes)

- **Percent Complete:** 90% for first 5 homes; 15% for remaining 4 homes

Phase II (7 Homes)

- **Percent Complete:** 0%

Phase III (9 Homes)

- **Percent Complete:** 0%

Construction completion for the Phase I, first 5 homes, is scheduled for **April 2024**. The remaining 4 homes will be completed in **September 2024.**

Completed homes will be listed and offers will be reviewed by our broker. Opportunity Home staff will be responsible for selecting homebuyers.

Phase II will include the development of 7 homes in the Palm Lake subdivision, estimated to be completed by **Oct. 2024**.

Phase III 9 homes will be located in the Sunflower subdivision and estimated completion date of **Aug. 2025**.

Homes are constructed to meet BSAG level 2 requirements.

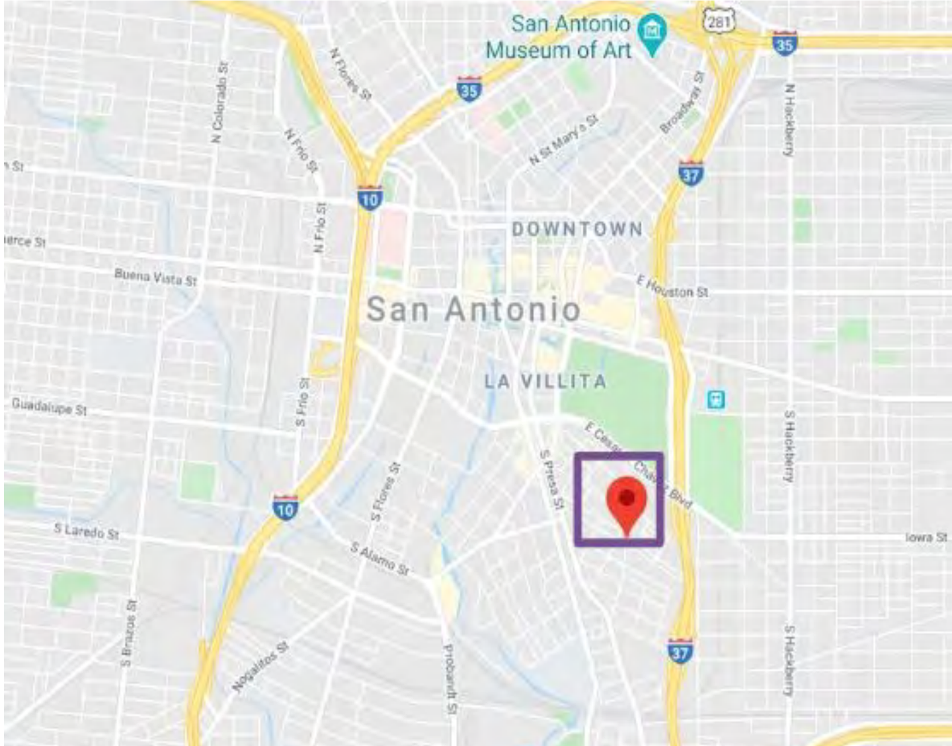
Project Stabilization

Projects in Stabilization

COMMUNITY	TOTAL UNITS
100 Labor	213
Frontera Crossing (Watson)	348
Seven07 Lofts (Copernicus)	318
Bristol at Somerset	348
Total Units:	**1,227**

100 Labor

OVERVIEW



OPPORTUNITY HOME SAN ANTONIO

Project Description

The project is located in Council District 1 at 110 and 111 Labor Street within San Antonio ISD. The land is owned by Opportunity Home, which will be ground leased to Opportunity Home 100 Labor Street, LLC and managed by Franklin.

Ownership: Beacon Communities

Financing: HUD 221 (d) (4)

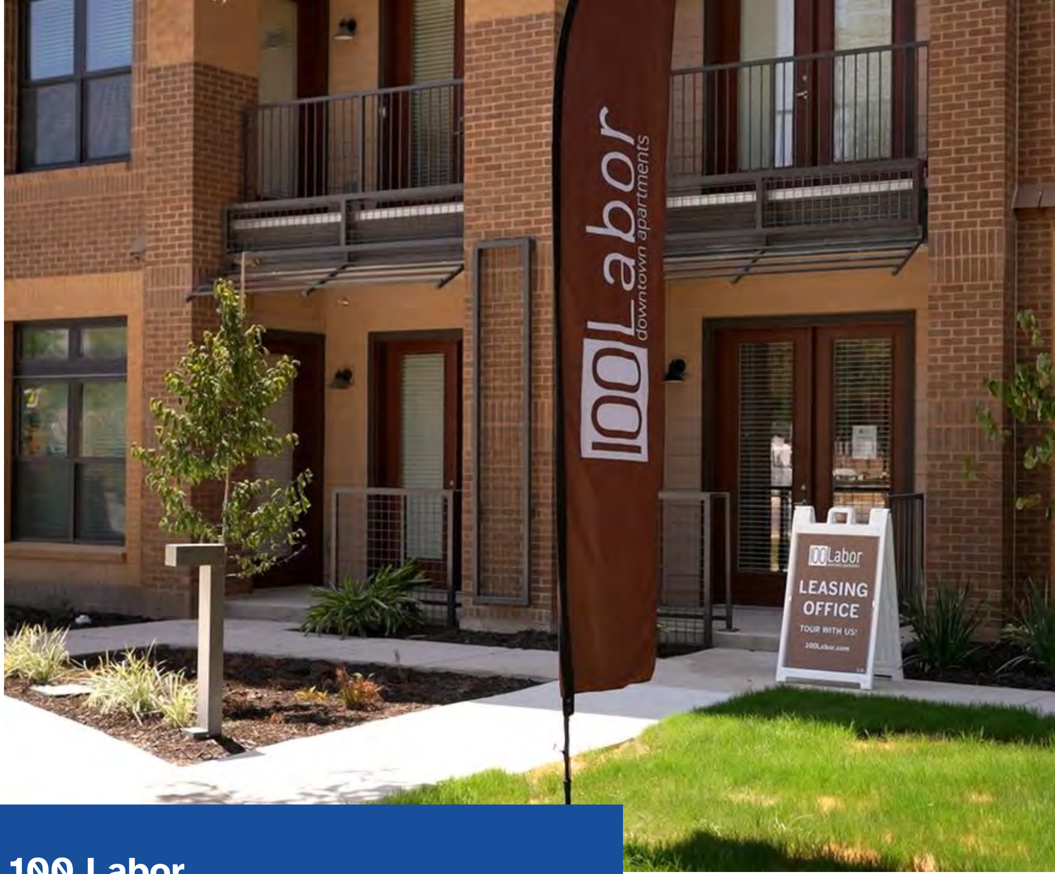
Board Approval Date: 6/04/2020

Total Development Cost: $52,438,321

Development Partner: Franklin Development

General Contractor: Franklin Construction

Management Company: Franklin Management


100 Labor
downtown apartments
100 Labor
LEASING
OFFICE
TOUR WITH US!

100 Labor

100 Labor

Unit Information		
# Units	**PBRA**	**Market**
213	44	169

Construction Completion Date: 4/30/2024

Percent Complete: 100%

Stabilization: March 2025

Current Occupancy: 17.40%

Pre Leased: 30%

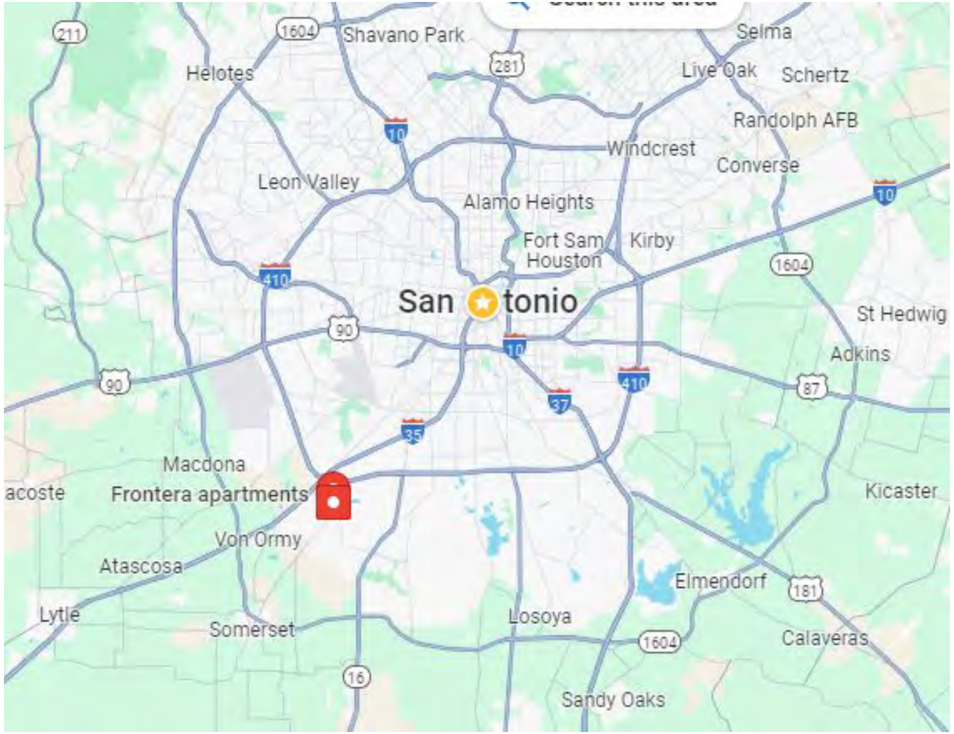
The project is Substantially Complete (100% finished) with the general contractor completing the remaining punch-list items.

These last items should be completed by late April 2024.

Two items deemed "safety and security" elements (perimeter fence at Building 4's parking lot, and an automatic gate at the parking garage entry) will be installed after the project is closed-out.

Frontera Crossing (Watson)

OVERVIEW



Project Description
The project is located in Council District 4 at 13139 Watson Road, Von Ormy, Texas 78073 within Southwest ISD.

Deal Type
Tax Credit

Financing
4% Tax Credit and Bonds

Board Approval Date
4/1/2021

Total Development Cost
$60,567,278

Development Partner
The NRP Group

General Contractor
NRP Contractors

Management Company
NRP Management

OPPORTUNITY HOME SAN ANTONIO

Frontera Crossing (Watson)

OPPORTUNITY HOME SAN ANTONIO

Frontera Crossing (Watson)

Unit Information				
# Units	40%	50%	60%	70%
348	18	18	294	18

Construction Completion Date: 4/18/2023

Percent Complete: 100%

Stabilization: August 2024

Current Occupancy: 91.38%

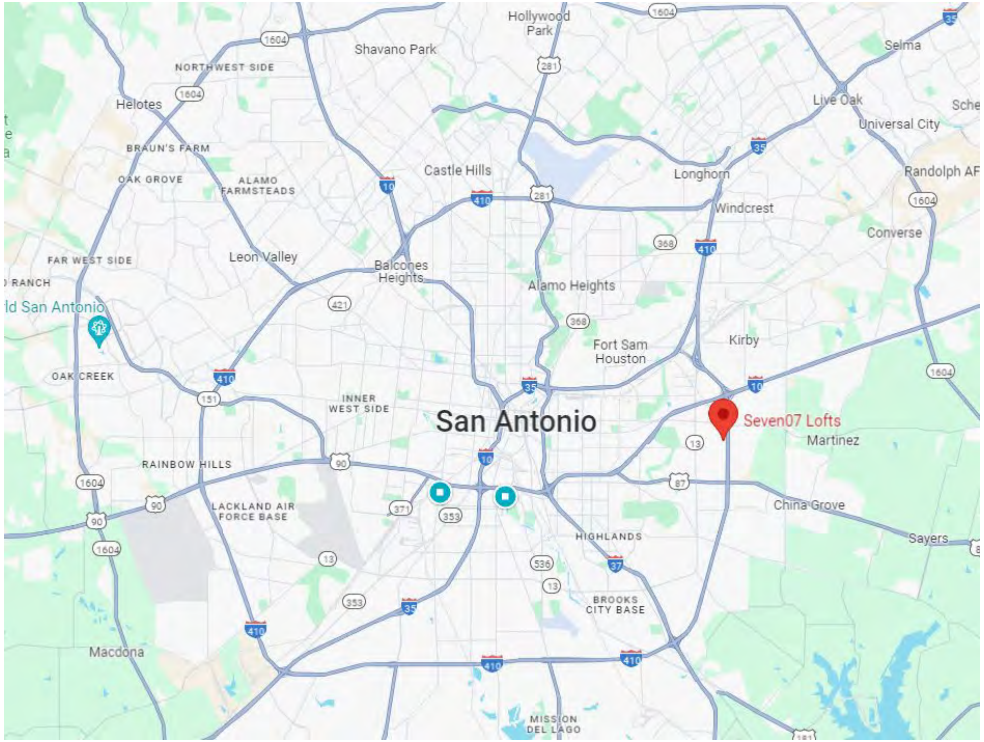
Pre Leased: 94.67%

Update:
This project received its Certification of Occupancy May 2023.

The lease up has been a success; staff believes that stabilization of the asset to permanent debt will be completed by August 2024.

Seven07 Lofts (Copernicus)

OVERVIEW



Project Description

The project is located in Council District 2 at 707 SE Loop 410 Acc. Rd, San Antonio, TX 78220 within San Antonio ISD.

Deal Type

Tax Credit

Financing

4% Tax Credit and Bonds

Board Approval Date

4/1/2021

Total Development Cost

$55,389,378

Development Partner

The NRP Group

General Contractor

NRP Contractors

Management Company

NRP Management

OPPORTUNITY HOME SAN ANTONIO

Seven07 Lofts (Copernicus)

Seven07 Lofts (Copernicus)

Unit Information				
# Units	**40%**	**50%**	**60%**	**70%**
318	17	17	267	17

Construction Completion Date: 4/28/2023

Percent Complete: 100%

Stabilization: July 2024

Current Occupancy: 94.34%

Pre Leased: 96.86%

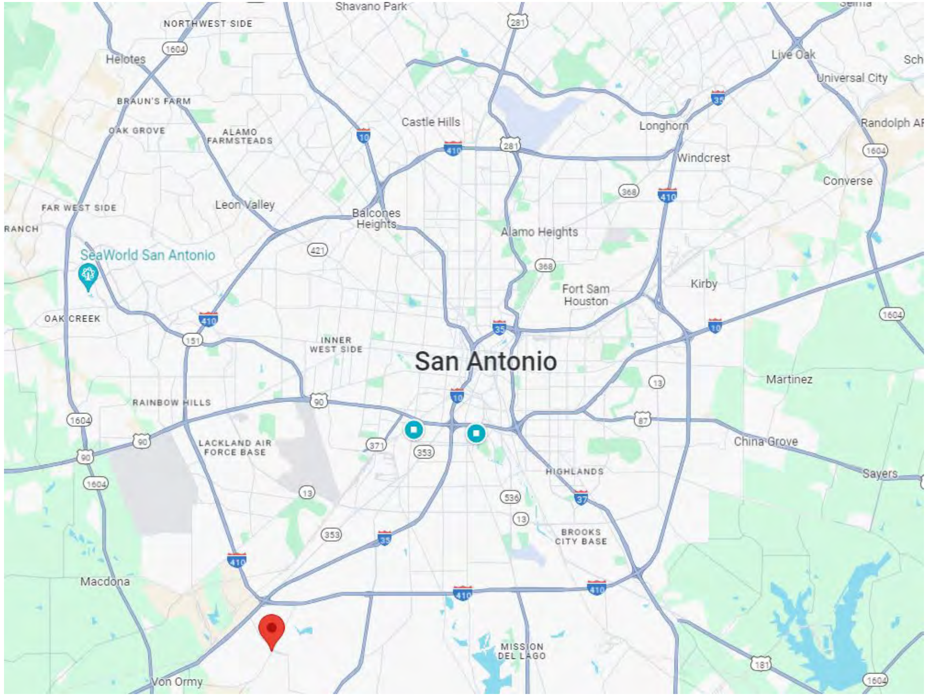
Update:
This project is expected to have Certificate of Occupancy issued at the end of April.

The lease up has been a success; staff believes that stabilization of the asset to permanent debt will be completed by July 2024.

OPPORTUNITY™ HOME SAN ANTONIO

Bristol at Somerset

OVERVIEW



Project Description: The project is located in Council District 4 within Southwest ISD, at 12955 Fischer Rd, Von Ormy, TX 78073.

Deal Type: Tax Credit

Financing: 4% Tax Credit and Bonds

Board Approval Date: 5/6/2021

Total Development Cost: $63,331,807

Development Partner:
Louis Poppoon Development Consulting, LTD

General Contractor: Galaxy Builder, Ltd

Management Company:
HomeSpring Residential Services

Bristol at Somerset

OPPORTUNITY™ HOME SAN ANTONIO

Bristol at Somerset

Unit Information	
# Units	**60%**
348	348

Construction Completion Date: February 2024

Percent Complete: 100%

Stabilization: June 2024

Current Occupancy: 97.57%

Pre Leased: 100%

All 15 Buildings have Certificates of Occupancy issued

Lease up went very well

Staff expects to stabilize the asset to permanent debt in **June 2024**

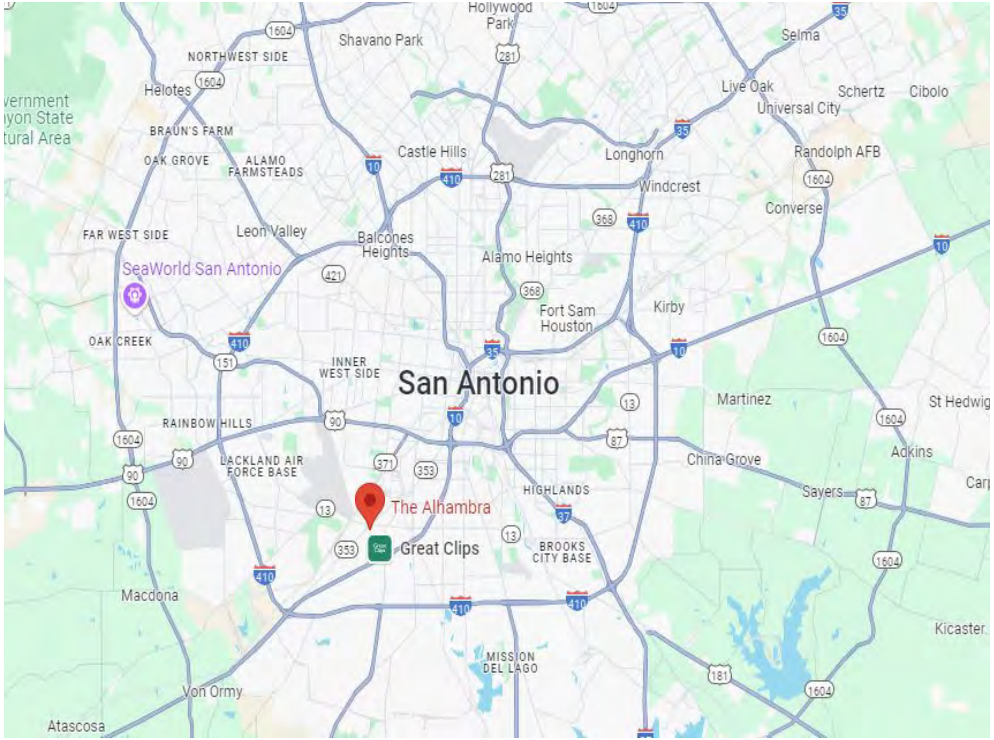
Upcoming Property Transitions

Upcoming Property Transitions

Community	Property Management	Estimated Transition Date
Alhambra	Beacon Communities	June 2024
San Juan Square I	Beacon Communities	June 2024
Artisan at Mission Creek	Franklin Management	December 2024
Elan Gardens	HomeSpring	December 2024

Alhambra

OVERVIEW



Project Type
9% tax credit

Total Units: 140
14 Public Housing Units
126 at **60%** AMI

Update
The property is performing well based on KPIs of rent collections, occupancy and aged payables. Staff is recommending purchasing the property at the 15 year transition. Target date of transition is June 2024.

This property has been managed by Beacon Management since June 2021.

As of February 2024 the occupancy was **95.71%**

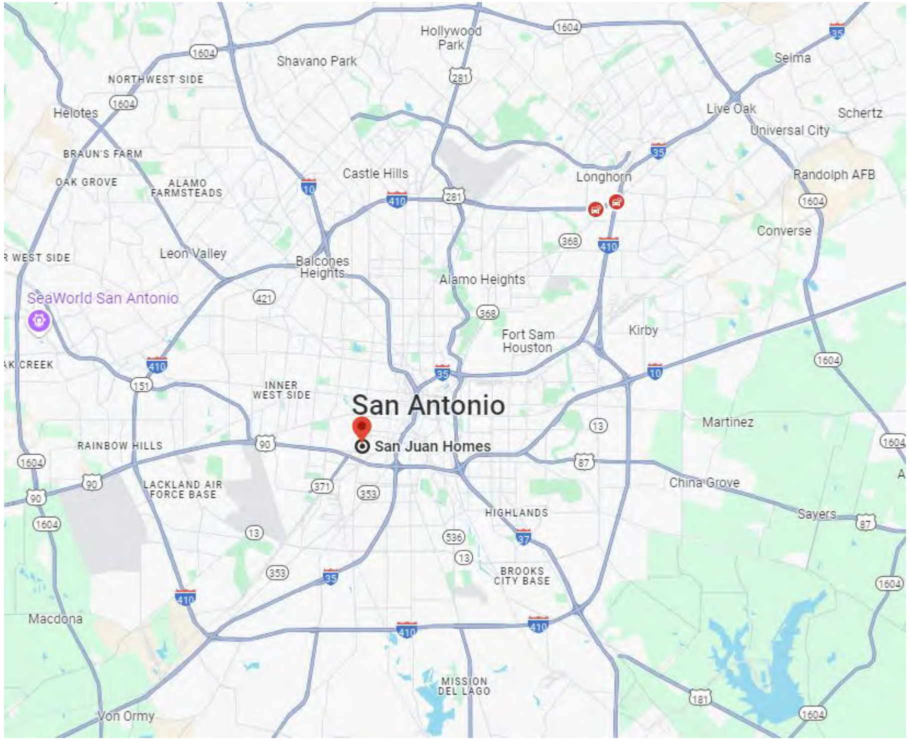
OPPORTUNITY HOME SAN ANTONIO

Alhambra

OPPORTUNITY HOME SAN ANTONIO

San Juan Square I

OVERVIEW



Project Type
9% tax credit

Total Units: 143
46 Public Housing Units
91 at **60%** AMI
6 Market Rate Units

Update
The property is performing well based on KPIs of rent collections, occupancy and aged payables. Staff is recommending purchasing the property at the 15 year transition. Target date of transition is June 2024. This property has been managed by Beacon Management since June of 2021.

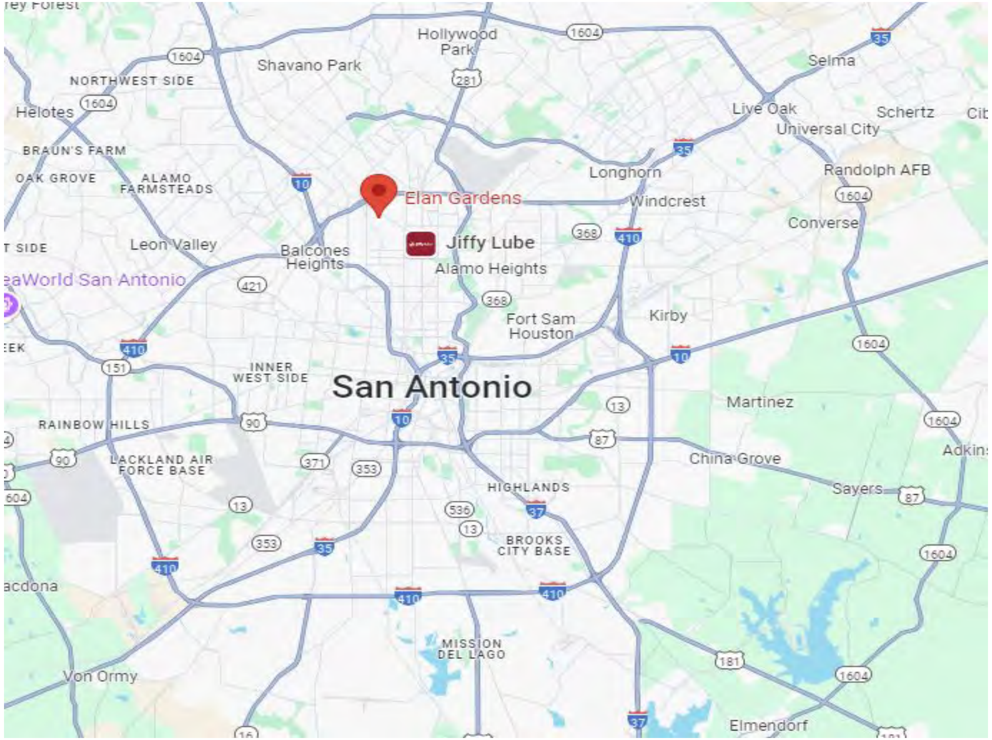
As of February 2024 the occupancy was **90.91%**

OPPORTUNITY™ HOME SAN ANTONIO

San Juan Square I

Elan Gardens

OVERVIEW



Project Type: 4% tax credit

Total Number of Units
228

228 at **60%** AMI

Update:
The property is performing well based on KPIs of rent collections, occupancy and aged payables. Staff is recommending acquiring the property, target date of acquisition and transition to Beacon Management is on or before December 2024.

As of February 2024 the occupancy was **95.61%**.

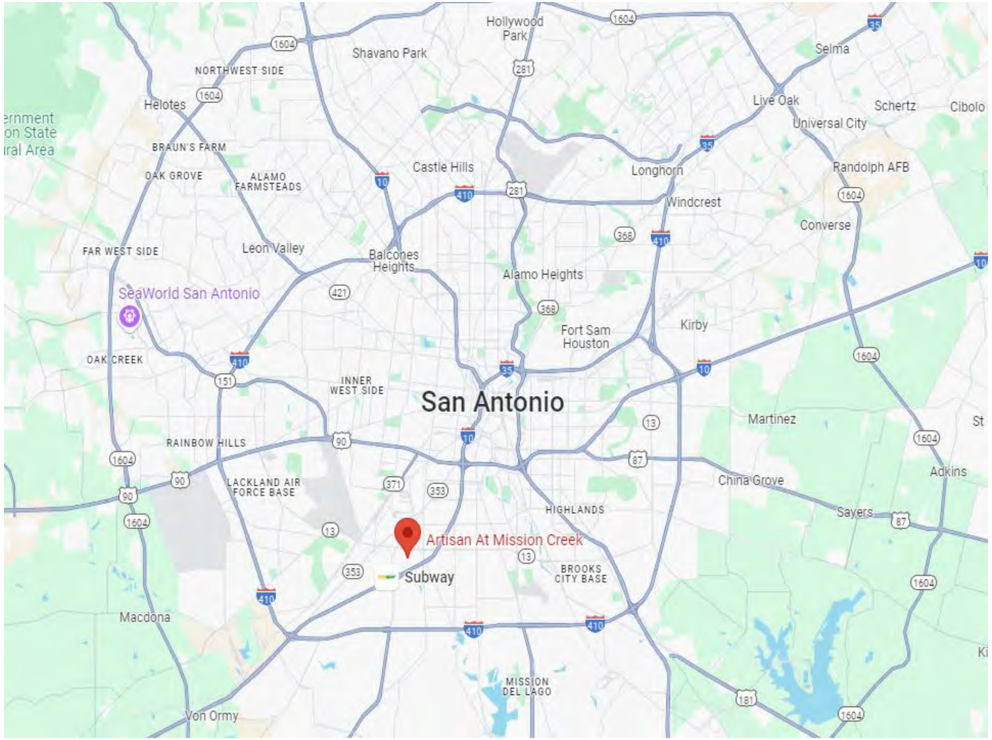
OPPORTUNITY™ HOME SAN ANTONIO

Elan Gardens

OPPORTUNITY™ HOME SAN ANTONIO

Artisan at Mission Creek

OVERVIEW



Project Type: 4% Tax Credit

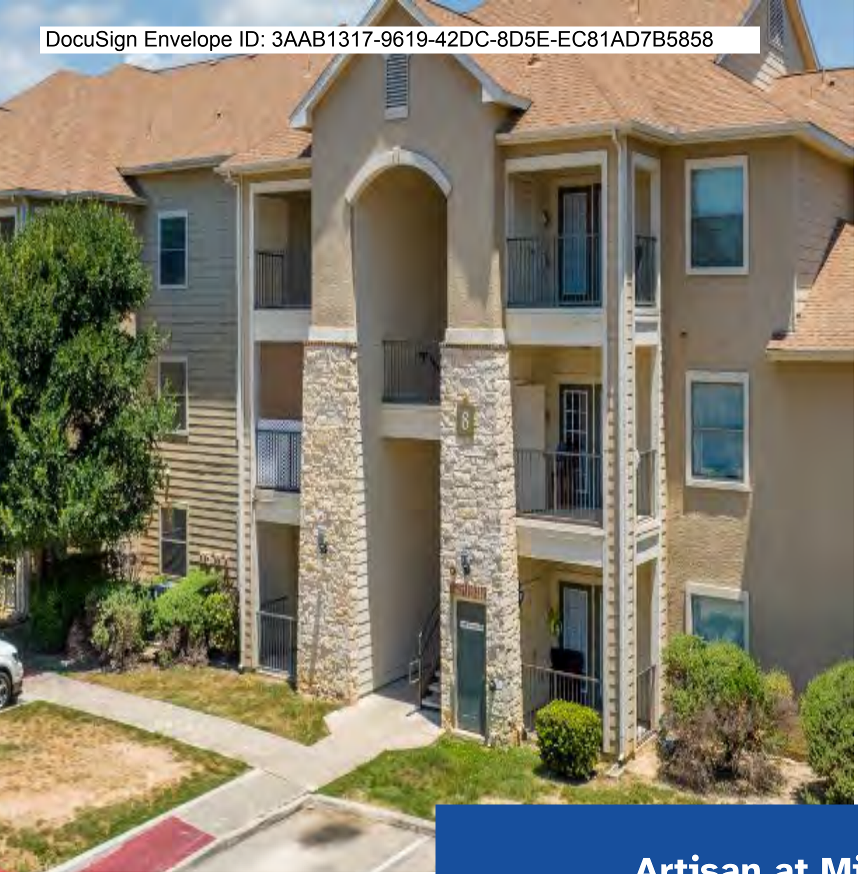
Total Number of Units
252

252 at 60% AMI

Update:
The property is performing well based on KPIs of rent collections, occupancy and aged payables. Staff is recommending acquiring the property, target date of acquisition and transition to Beacon Management is on or before December 2024.

As of February 2024 the occupancy was **89.29%.**

OPPORTUNITY™ HOME SAN ANTONIO



Artisan at Mission Creek Apartments

Housing Bond Projects

Project	Award Amount	Executed Contract	Scope of Work
Alazan Expansion	$8.2M	✔	New Construction
Cottage Creek	$1.7M	✔	HVAC Replacement
Midcrown	$2.5M	✖	Substantial Rehab
Pecan Hill	$436k	✔	Elevator modernization
The Ravello	$2.5M	✔	Substantial Rehab
Victoria Plaza	$2.5M	✔	Roof Replacement
Woodhill	$6.7M	✔	Substantial Rehab
WRI	$1.01M	✖	New Single Family Homes

Cottage Creek

OVERVIEW

Funds Awarded: $1,733,659

Total Number of Units: 449

- 268 Income Based
- 181 Market

Project Completion Date: December 2024

- **Percent Complete:** 15%

Underwriting: Pending completion

Pending Items

Pending Items

The solicitation for the replacement of condensing units closed on March 26th and the responses are under review.

A scope of work is being finalized for the playground updates.

85% of exterior light fixtures have been upgraded with LED bulbs.

Asphalt repair and replacement, wheel stops, and ADA compliant built-up curbs will be the last task items to be completed to ensure that construction work doesn't impact the final product.

Completed Items

Completed Items

The existing chain link fence was replaced with a wood privacy fence.

Sidewalk repairs were completed during last year's REAC preparation.

100% of the damaged building gutters have been repaired / replaced.

Midcrown

OVERVIEW

Funds Awarded: $5,000,000

- $2.5M - CoSA bonds
- $2.5M - MTW funds

Total Number of Units: 196

- 39 - Public Housing
- 157 - 60% AMI

Project Completion Date:
Estimated completion of October 2025

- **Percent Complete:** 0%

Underwriting: Pending completion

Pending Items

Pending Items

Exterior upgrades include perimeter fencing, balcony railings, stair handrails, replacement and painting of trim, roof replacement, gutters, exterior lighting, and seal and restripe all parking lots.

Interior unit upgrades include fixtures, carpet replacement with LVT, new energy star appliances, hot water heaters, HVAC, replace door handles with levers, painting of walls and ceilings, install grab bars in tubs, showers, and water closets, and install new fans in corridors.

Pecan Hill

OVERVIEW

Funds Awarded: $436,250

Total Number of Units: 100

- All units are Income Based

Project Completion Date:
Estimated completion of April 2025

- **Percent Complete:** 0%

Underwriting: Pending completion

Pending Items

Elevator Modernization

OTIS is under contact for the elevator and elevator shaft complete rebuild.

A structural assessment was performed on the elevator shaft (room) and the engineer recommended that it be demoed and rebuilt. A revised bid was received the first week of April 2024, and the item is pending Board approval.

The Ravello

Overview

Funds Awarded
$5,000,000

- **$2.5M** - CoSA bonds
- **$2.5M** - MTW funds

Total Number of Units
252

All units are **60%** AMI

Project Completion Date
Estimated completion of October 2025

0% Percent Complete

Underwriting
Pending completion

OPPORTUNITY™ HOME SAN ANTONIO

Pending Items

Exterior upgrades include perimeter fencing, balcony railings, stair handrails, replacement and painting of trim, doors on fire riser rooms, and seal and restripe all parking lots.

Interior unit upgrades include fixtures, carpet replacement with LVT, new energy star appliances, hot water heaters, HVAC, replace door handles with levers, painting of walls and ceilings, and install video door peeps.

Public area upgrades include renovating existing elevators and pool equipment.

Victoria Plaza

Overview

Funds Awarded
$2,500,000

Total Number of Units
185 Public Housing Units

Start Date
April 2024; pending CoSA building permits

Project Completion Date
November 2024

0% Percent Complete

Underwriting
Pending completion

OPPORTUNITY™ HOME SAN ANTONIO

Pending Items

Scope of work includes **100% roof replacement** with a new insulated roof system, installation of a new photovoltaic **solar panel system**, **new original-color gutters** and downspouts, **power washing** of the entire structure, select structural crack repairs and rain cisterns to collect rain runoff for future irrigation

Woodhill

Overview

Funds Awarded
$6,774,078

Total Number of Units
532

426 at **80%** AMI

53 Income Based

53 Market Rent

Project Completion Date
May 2025

8% Percent Complete

Underwriting
Pending completion

OPPORTUNITY™ HOME SAN ANTONIO

Pending Items

The **replacement of aluminum windows, sliding glass doors, and building siding** will commence once the structural assessment and construction drawings are completed.

A scope of work is being created for the **exterior unit enclosures**.

Asphalt repair and replacement will be the last task item to be completed to ensure that construction work doesn't impact the final product.

Completed Items

Replacement of **520 linear feet** of privacy perimeter fencing was completed in July 2023

Repairs to damaged ramps and exterior railings were addressed as they were discovered during property walks and program inspections.

Questions?

OPPORTUNITY HOME SAN ANTONIO

OPPORTUNITY HOME SAN ANTONIO

A COMMUNITY OF POSSIBILITIES

President's Report | May 2024

DSNR Receives Two NAHRO Awards of Excellence

Opportunity Home's Development Services and Neighborhood Revitalization (DSNR) Department received two Awards of Excellence at the 2024 National Association of Housing and Redevelopment Officials (NAHRO) Washington Conference. DSNR was awarded for Community Revitalization and Project Design for Legacy at Alazan.

2024 Texas NAHRO Annual Conference Awards

Opportunity Home received four awards at the 2024 Texas NAHRO Annual Conference held March 26-28. Resident Commissioner Gilbert Casillas was awarded the Category VIII - Commissioner of the Year; Administrative Specialist II Angelica Rangel received Administrative Person of the Year; Senior Community Manager Lori Trevino was chosen as Management Person of the Year; and Senior Maintenance Tech George Ramos was awarded Maintenance Person of the Year.

CPF Grant Awards

Congress approved its final FY24 budget on March 8, which includes two Community Project Funding (CPF) requests submitted by Opportunity Home. Secured by Congressman Joaquin Castro, the organization received $850,000 for the Critical Needs Infrastructure for Affordable/Workforce Housing Communities. The funds will support maintenance, renovations, and critical repairs identified through a physical needs assessment at Towering Oaks and Courtland Heights, both owned by Opportunity Home. Additionally, Opportunity Home received $850,000 from Congressman Greg Casar's office for the Alazán Expansion project.

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

San Antonio Business Journal People on the Move

Commissioner Estrellita Garcia-Diaz was featured in the San Antonio Business Journal's People on the Move section. Garcia-Diaz is vice president, and Community Reinvestment Act (CRA) officer, at Jefferson Bank. She holds more than 25 years of experience in the financial services industry.

EDI Director Featured By Affordable Housing News

Director of Equity, Diversity, and Inclusion Dr. Jeneise Briggs was featured in an Affordable Housing News article titled, “Addressing and Enhancing Equity.” The Public and Affordable Housing Research Corporation, the nonprofit research entity of HAI Group, spotlights public housing authorities’ efforts in addressing equity in their policies and communities.

OPPORTUNITY HOME SAN ANTONIO

A COMMUNITY OF POSSIBILITIES

Board Commissioner and EDI Director Complete Equity Fellowship Program

Board Commissioner Dalia Contreras and Director of EDI Dr. Jeneise Briggs successfully completed the San Antonio Area Foundation Cohort III Equity Fellowship Program on April 11. The Equity Fellowship is a six-month transformational leadership experience that centers relationships, prioritizes the well-being of non-profit leaders of color, and supports them in their efforts to advance equity and change systems.

Virtual Equity Lunch Session with Palo Alto College Students

Palo Alto College students participating in the College and University Homeless Assistance Program presented and shared feedback during the *Capturing the Narrative: Virtual Equity Lunch Session* with Palo Alto College Students on April 12. The students discussed how the program has impacted their lives regarding housing, academics, health, and finances; the challenges they faced entering the program; and, ways to improve the program.

Solar Eclipse Glasses for Residents and Staff

Opportunity Home received a donation of 8,000 glasses from the City of San Antonio Office of Emergency Management in preparation for viewing the total solar eclipse in April. The Risk Management team distributed to each department office and leadership of those respective departments coordinated the distribution of the glasses to staff and residents.

Resident Town Hall

The organization hosted a Resident Town Hall virtually and in person on March 28 at the Central Office Boardroom to discuss public housing and security updates and support services with residents.

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

Tree Planting Workday at Garcia Street Urban Farm

San Antonio College's Eco Centro received a grant from Microsoft that will allow them to expand the orchard and native canopy at Garcia Street Urban Farm. Opportunity Home joined a team of volunteers to plant 50 trees during a Tree Planting Workday. The farm was formed as a partnership between the Alamo Colleges District and Opportunity Home. This dynamic green space on San Antonio's Eastside produces fresh, healthy food; supports local farmers; and, empowers the community with educational resources.

Opportunity Home Podcast Makes Top Listener Chart

Opportunity Home's official podcast, Beyond Housing, has made the top listener chart on Goodpods, an award-winning, free podcast player and discovery app. Beyond Housing reached #44 in the Top 100 Government Monthly chart.

CLPHA's Spring 2024 Meeting

Opportunity Home's senior team members attended the Council of Large Public Housing Authorities (CLPHA) Spring Meeting in Washington, DC. In addition to hearing from HUD leadership, congressional staff, and PHA leaders, the meeting featured panels and discussion on important issues including an anticipated challenging FY25 federal budget.

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

2024 MTW Conference

Leadership staff from Opportunity Home Resident Services, Assisted Housing, EDI, Operations Support, Finance and Accounting, and Policy and Planning attended the 2024 MTW Conference in Washington, D.C. from April 2-4. Staff participated in several roundtables and sessions that included key discussions on data transparency, budget utilization, local non-traditional (LNT), how organizations use these flexibilities to serve more households, and other HUD-related updates.

2024 NAHRO Washington Conference

Opportunity Home board members and employees participated in the 2024 National Association of Housing and Redevelopment Officials (NAHRO) Washington Conference, where they gained valuable insights into the pressing issue of homelessness and the current nationwide state of housing access. Moreover, they received comprehensive updates on the latest advances in housing and community development from Capitol Hill, the U.S. Department of Housing and Urban Development, and the White House, among other pertinent topics.

Capitol Hill Outreach

Opportunity Home board members and employees met with congressional leaders and their staff on Capitol Hill on April 10, advocating for measures to facilitate the development of fair and affordable housing. Staff also focused on securing additional financial resources to increase and preserve the affordable housing supply. Committed to advancing these critical initiatives, board members and employees met with the offices of U.S. Texas Senator John Cornyn, U.S. Rep. Henry Cuellar (TX-28), and U.S. Rep. Greg Casar (TX-35).

Opportunity Home Fiesta Fundraiser

Opportunity Home held its annual fiesta fundraising event - “A Saturday Night Fever Fiesta” - on April 27. The event occurred during the Fiesta Flambeau “Lotsa Loteria” 2024 Parade. Opportunity Home also offered discount tickets to staff for the Battle of Flowers Viva Amor 2024 Parade on April 26 and the Fiesta Flambeau “Lotsa Loteria” 2024 Parade on April 27, as well as a VIP Fiesta experience for the Battle of Flowers Viva Amor 2024 Parade.

Opportunity Home Fiesta Medal

Opportunity Home's custom Fiesta medal was available for purchase for a $10 donation. Proceeds support resident services including academic scholarships, computer literacy training, and elderly support services.

Spring Break STEM Camp

Opportunity Home's ConnectHomeSA and Jobs Plus programs partnered with Family Service Best Buy Teen Tech Center to provide a no-cost Spring Break Science, Technology, Engineering, and Math (STEM) Camp in March. Youth between the ages of 14 and 17, who are participants in the organization's housing programs, worked with drones, 3D screen printers, robotics, and more to enhance their STEM skills.

OPPORTUNITY™ HOME SAN ANTONIO

A COMMUNITY OF POSSIBILITIES

Public Housing Celebrates Fiesta Events

Opportunity Home hosted Fiesta events across its Public Housing communities. Residents enjoyed Fiesta-related activities and food in their community rooms.

Restore Education Campus Ribbon Cutting Ceremony

Opportunity Home participated in the Restore Education Eastside Center for Excellence Campus ribbon-cutting ceremony on April 3, alongside other nonprofit organizations, community leaders, and stakeholders on the Eastside. During the celebration, our organization also engaged with the community at a resource fair, where we distributed 115 books to attendees, acquired through the Book-Rich Environments (BRE) Initiative. Additionally, we extended our support by donating an additional 80 books to the Restore Education's Family Room.

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

COMING UP

Mother's Day Celebration

Opportunity Home's Resident Engagement department will host a Mother's Day Celebration event on May 3 from 9 a.m. to 12 p.m. at Beautify San Antonio Park, located at 818 S. Flores.

Resident mothers who are part of our Public Housing and Housing Choice Voucher programs will spend the day shopping in our clothing boutique, enjoying a fashion show, food, drinks, and more.

Father's Day Celebration

The San Antonio Fatherhood Campaign will host the 24th Annual Father's Day Fiesta on June 15 from 9:30 a.m. to 12:30 p.m. at Beautify San Antonio Park, located at 818 S. Flores. The event honors men in the community with the Hombre Noble Awards and community activities. To nominate a male role model for the Hombre Noble Award, visit safatherhood.com.